



**BOARD/COMMISSION: City Council**  
**DATE: 4/20/2026**  
**ADDRESS: Fishers Municipal Center, Theater,**  
**1 Municipal Drive, Fishers, IN 46038**

The public may [stream the meeting online](#). Members of the public may [submit comments online](#) before 12pm on the day of the meeting.

See the list of council members at [FishersIN.gov/CityCouncil](http://FishersIN.gov/CityCouncil).

**REGULAR CITY COUNCIL MEETING, 7 p.m.**

**1. Meeting Called to Order with the Pledge of Allegiance**

**2. Announcements**

*NONE*

**3. Proclamations**

*NONE*

**4. Presentations**

*NONE*

**5. Council Committee Reports**

*NONE*

**6. Department Reports**

**Health Department Report - 04-20-2026**

**Health Department Report - 04-20-2026**

**7. Consent Agenda**

**a, Request to approve the previous meeting minutes of the March 16, 2026, Fishers City Council meeting.**

**Minutes - 03-16-2026**

**b. Presentation of Redevelopment Commission Report.**

**2025 RDA Report**

**2025 TIF Report Gateway**

**2025-12-31 RDC Annual Report for Year Ended - FINAL**

**c. R042026 - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds.**

**City Funds Transfers - Resolution - R042026**

**City Funds Transfers - Exhibit A - R042026**

**City Funds Transfers - Council Action Form - R042026**

**Regular Agenda - Budget/Financial**

***NONE***

**Regular Agenda - Economic Development**

***NONE***

**Regular Agenda - Government/Miscellaneous**

**8. 031626A – Request to Approve an Amendment to Chapter 96 of the Fishers Code of Ordinances (Parks and Recreation) - 2<sup>nd</sup> & Final Reading**

**Request to Amend Chapter 96 - Ordinance - 031626A - 2nd & 3rd Reading**

**Request to Amend Chapter 96 - CAF - 031626A - 2nd & 3rd Reading**

**9. 042026 - Request to Approve Amendments to Chapter 50 (Garbage, Trash and Refuse) and Chapter 72 (Stopping, Standing and Parking) of the Fishers Code of Ordinances - 1<sup>st</sup> Reading**

**Request to Amend Chapter 50 and 72 - Ordinance - 042026**

**Request to Amend Chapter 50 and 72 - CAF - 042026**

**10. 042026A - Request to Approve Amendments to Chapter 71 (Traffic Rules) and Chapter 73 (Bicycles) of the Fishers Code of Ordinances - 1<sup>st</sup> Reading**

**Request to Amend Chapter 71 and 73 - Ordinance - 042026A**

**Request to Amend Chapter 71 and 73 - CAF - 042026A**

**Regular Agenda - Planning & Zoning**

**11. 031626B - Consideration of a text amendment to the Unified Development Ordinance (UDO) to Chapter 12, Definitions, Chapter 2, Administration, and Chapter 11, Enforcement & Penalties (TA-26-4) - Final Reading**

**TA-26-4 UDO Text Amendment - Ordinance - 031626B**

**TA-26-4 UDO Text Amendment - Ordinance Redlined - 031626B**

**TA-26-4 UDO Text Amendment - Council Action Form - 031626B**

**12. 031626C - Consideration of a text amendment to the Unified Development Ordinance (UDO) to Chapter 3. Zoning Districts, Chapter 5. Use Regulations, Chapter 6. Development Standards, and Chapter 12. Definitions (TA-26-3) - Final Reading**

**TA-26-3 UDO Text Amendment - Ordinance - 031626C**

**TA-26-3 UDO Text Amendment - Council Action Form - 031626C**

***10075 E. 121st St Annexation***

**13. 042026C - Request to approve a voluntary annexation of 3.08 acres, known as the 10075 E 121st St property. Subject site has a common address of 10075 E 121st Street (ANX-26-1) - 1st Reading & Public Hearing**

**ANX-26-1 10075 E 121st St Annexation - Draft Ordinance - 042026C**

**ANX-26-1 10075 E 121st St Annexation - CAF - 042026C**

***Lynnwood Hills Annexation***

**14. 111725E – Request to Approve a Voluntary Annexation of 77.064 acres known as Lynnwood Hills Subdivision - Final Reading**

**Lynnwood Hills Annexation - Ordinance - 111725E - Final Reading**

**Lynnwood Hills Annexation - Exhibit A - 111725E - Final Reading**

**Lynnwood Hills Annexation - CAF - 111725E - Final Reading**

**15. Regular Items - Any other Unfinished / New Business**

**16. Regular Items - Community Comment**

**17. Regular Items - Meeting Adjournment**

[MEET\_FOOT]



## **Fishers Health Department Update – 4/20/2026**

### **Health First Indiana**

- HFI information available here <https://www.in.gov/healthfirstindiana/your-community-info/>.
- Fishers funding amount for 2026 received (total \$524,634).

### **Strategic Planning and Annual Report**

- Three pillars of focus: Mental Health, Healthy Living, and Aging Well. Community Health Improvement Plan moving forward. Next steps: review work plans for strategies with stakeholders and publish.
- 2026 – 2028 Strategic plan framework in use; 39 Key Performance Outcomes with 144 Key Performance Indicators.
- Annual report complete and available here: <https://health.fishersin.gov/about-us/annual-reports/>

### **Core Services:**

- FHD clinic and administration located at the Fishers Community Center at 11400 Johnson Farm Way.
- Clinical Services: 188 clinical appointments in March. Vaccines available for all ages, travel consults with travel vaccines and preventative medication prescriptions, and testing and treatment for conditions such as TB, STIs, lead and others. Increasing uptake of wellness screening services for glucose, cholesterol, and BMI as part of Healthy Living programming for chronic disease risk identification. [Schedule an appointment](#) with us or visit Walk-In Wednesdays from 8:30-4:30. New offering in April: Sports Physicals! \$25
- Health Education: School-based courses ongoing. Three Aging Well and three Mental Health education sessions in April. More information on scheduled education sessions [here](#).
- Environmental Health: Check the [Food Grade and Inspection Dashboard](#) for inspection reports. Certified Pool Operator course held on April 13-14, 2026. Next class scheduled for September ([Schedule online](#)).
- Mental Health: [Stigma Free Fishers \(SFF\)](#) platform & [Community Resource List](#) remain active resources for community. Wellness Wander located at White River Park in April with continued focus on mental health, mindfulness, and connection with nature.
- Social Work: All emergency detentions referred to social worker. In-home fall prevention program and *SteppingOn* fall prevention course ongoing. Two more *SteppingOn* courses scheduled for 2026 (4 in total).

### **Community Outreach and Social Media**

- Follow us on Facebook, X and Instagram to help us get the word out on the great work we are doing, or sign up [here](#) to receive monthly updates in your inbox.
- Engage with us at upcoming events and education sessions in April and May. More information [here](#).

### **Grants and Funding:**

- \$500 grants available to school-based clubs for student-led efforts to promote health, wellness and community service now open for 2025/2026 school year. More information and application portal [here](#). Grants to date: \$500 to the Resiliency Club at Fishers Junior High School for yoga and \$500 to the HSE Pickle Ball club.
- FHD awarded \$29,000 for 2026-2027 FDA standardization efforts. Received \$75,000 extension from IDOH for Health Issues and Challenges grant supporting social worker. Received \$45,000 for grant with FFD to expand Mobile Integrated Health (MIH). Submitting \$350,000 proposal as sub-grantee for Patient Safety Prize to expand MIH services for high complexity, frequent users of emergency medical services. Not selected for \$121,000 Public Health Infrastructure Grant reported in March.
- All health department contracts are posted [here](#). Part-time vital records and clinic admin support role started 4/13. FHD Internship program closed for year. Three interns starting late May to work on health education, maternal and child health, environmental health, and outreach and engagement through end of July.



Table 1. Select Metrics

<b>Services Overview</b>		
	<b>March 2026</b>	<b>Jan-Mar 2026</b>
<b>Health Services</b>		
Communicable Disease Investigations	25	77
Routine Vaccination Appointments	131	394
Testing & Screening Appointments	37	113
Travel Clinic Appointments	20	66
<b>Fee Services</b>		
Birth Certificates (copies)	156	509
Death Certificates (copies)	929	2,727
Food Inspections	72	190
Pool Inspections	0	0
Other Environmental Inspections	0	5
<b>Health Education</b>		
Community Members Reached	1,779	5,451
Number of Sessions	43	170
<b>Public Health Social Work</b>		
Unique Residents Supported	147	321
Encounters for Service	243	499
Referrals to Community Resources	250	476
Emergency Detentions Supported	6	26
Fall Prevention In-Home Assessments	7	20
<b>Stigma Free Fishers Users</b>	<b>385</b>	<b>1,317</b>

**Fishers City Council Meeting  
Minutes  
March 16, 2026**

**THE PUBLIC MAY STREAM THE MEETING BY GOING TO:** <http://tinyurl.com/CityOfFishers>

**BOARD/COMMISSION:** City Council Meeting

**DATE:** 3/16/2026

**DIRECTIONS:** City Hall, 1 Municipal Drive, Fishers, IN 46038

**WORK SESSION, 6:30 p.m., City Hall, Theater**

**Legislation Update**

- The meeting was called to order by President John DeLucia at 6:30 p.m. John Weingardt, Cecilia Coble, Selina Stoller, Todd Zimmerman, Brad DeReamer Tiffanie Ditlevson and Pete Peterson. Bill Stuart was present remotely. Others present were Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Lisa Bradford, Lindsey Bennett, Jake Reardon-McSoley, Megan Baumgartner, and Larry Lannan
  
- Lindsey Bennett gave her presentation to the city council members. House Bill - HB1001 has stripped local authority on zoning.
- **HB1001- Housing Matters**
  - **HB 1001 focused on affordable housing**
  - Introduced version essentially stripped local governments of local planning authority:
  - Permitted uses by right
  - Single family dwellings and townhomes
  - Accessory dwellings within single family dwellings
  - Affordable housing purchased by religious institution
  - Prohibited parking space requirements (Opt out option)
  - Prohibited regulation of design elements (Opt out option)
  - Required residential of multi family to be permitted use in commercial (Opt out option)
  - Prohibited a unit from imposing requirements on lot sizes, density, setbacks, and building bulk on certain lots or parcels (Opt out option)
- **Adopted Version:**
  - An impact fee imposed on new development may not be collected after June 30, 2026, unless the impact fee is imposed under an impact fee ordinance that complies with new process/considerations.
  - This does not affect an impact fee that was imposed and not collected by the City before July 1, 2026.
  - The impact fee advisory committee shall now include a representative of a single-family builder, a multifamily builder and a realtor who must be selected based on recommendation of the statewide trade association representing each industry.
  - Impact fee zones established after July 1, 2026, must include the geographical area necessary to ensure that (a) there is a functional relationship between the components of the

infrastructure type in the impact zone, (b) the infrastructure type provides a reasonably uniform benefit throughout the zone, (c) all areas are contiguous, and (d) the impact zone is:

- (1) contiguous to the new development;
- (2) coterminous to with a utility service or distribution line that may be necessary for the new development to interconnect with existing utility infrastructure; or
- (3) located not more than five (5) miles from the road or drainage infrastructure.

**Annual Reports – January 1 of each year**

- Beginning January 1, 2027, City shall submit two annual reports regarding (1) housing that has been approved and denied in the City and (2) housing and rent prices in the City to the Indiana Housing & Community Development Authority and the executive director of LSA.

**Limits on Building and Construction Related Fees**

- Beginning January 1, 2027, City may not assess a fee in an amount that is more than reasonably necessary to cover the cost of processing an application, inspecting and reviewing plans, or preparing detailed statements for the applicant.
- Any of these fees adopted prior to January 1, 2027, may be increased once every 5 years and cannot exceed the CPI for the preceding 5 years.
- If the cost changes substantially, Council may adjust the fee after a public hearing.
- Any fee assessed and collected must be maintained in a special fund dedicated solely to reimbursing the costs actually incurred by the City.

**P&Z Permit & Approvals**

- As of January 1, 2027, if a person files a complete application for a permit or approval, it must be granted if the project satisfies the legal restrictions, including the zoning ordinance, zone maps, or subdivision control ordinance in effect on the date the permit application is submitted.

**UDO Review by Public Hearing**

By January 1, 2027, the City must conduct a public hearing to review the UDO and any zoning regulations and land development rules, with the goal of increasing housing development.

**UDO Review:**

Goal of increasing housing development using the following factors:

- (1) Providing for higher density development of duplexes, triplexes, and fourplexes in areas designated for single family homes.
- (2) Constructing other housing types including accessory dwelling units and manufactured and modular housing.
- (3) Adaptive reuse of commercial buildings for residential use such as allowing multifamily development in retail, office, and light manufacturing zones.
- (4) Increasing the allowable floor area ratio in multifamily housing areas.
- (5) Waiving or eliminating regulations such as requirements for:
  - (A) garage size and placement;
  - (B) steeper roof pitch;
  - (C) minimum lot size and square footage;
  - (D) greater setbacks;
  - (E) off-street parking;
  - (F) design standards that restrict or prohibit the use of code compliant products; or
  - (G) property height limitations.
- (6) Reviewing impact fee zones with zone advisory committee for improvements.

(7) Streamlining or shortening the permitting processes and timelines, including through one stop and parallel process permitting by fifteen (15) days or more.

(8) Using property tax abatements to enable higher density and mixed income communities.

(9) Donating vacant land for affordable housing development.

- Brad DeReamer asked if the Plan Commission will still be needed. Lindsey responded yes. Rezones will still go in front of the Plan Commission. Brad also asked if there would still be PUD's. Lindsey responded yes. The city will still be the zoning authority.
- Pete Peterson stated that an analysis needs to be done for properties that are not inside the PUD's. Megan Baumgartner responded it can be done and the rezones must still go through the city.

### **HB 1044 – Insurance for Public Safety**

#### **Insurance Coverage For Public Safety Employees**

- Provides that a public safety employee who:

(1) becomes disabled on or after January 1, 2020;

(2) receives a Class 1 or a Class 2 impairment benefit; and

(3) is eligible for group health insurance coverage for the public safety employee and the public safety employee's spouse or dependents; must pay no more than the amount that the public safety employee would have been required to pay if still serving as a current active public safety employee employed by the local unit public employer.

- Requires written request for insurance coverage with the employer before June 1, 2026, or within 90 days after the public safety employee begins receiving disability benefits, whichever is later.
- Spouse coverage ends when spouse is eligible for Medicare, date of surviving spouse's remarriage or when health insurance becomes available to spouse through employment.
- Dependent coverage ends when dependent turns 18 or turns 23 (if in college), becomes eligible for Medicare, or health insurance is available through employment.

Deputy Mayor Elliott Hultgren explained the House Bill - HB1210

#### **HB 1210 – Department of Local Government Finance**

- SB 1 LIT effects will be pushed one year to 2029

- Effective 2029, the City may adopt a LIT rate up to 1.2%

• Competitively procure financial advisors every year and prominently display the contract on the website • Innkeepers Tax:

- Last session, 5% and additional 3%

- Of the 3%, 2% was distributed to Fishers, Noblesville, Carmel and Westfield

- 1% was set aside for capital projects

- This session the extra 3% will now distributed between the four communities

- Financial impact is \$670K - \$1million, additional \$300K will be paid directly into the Fishers Event Center debt

- **Rental Registration Program – 10% cap**

- Lindsey explained that the city can no longer place a cap of 10% on rentals after 12/31/2027. Pete Peterson asked if we can still maintain a registration system for rentals. Lindsey responded yes.

- Ordinance can be enforced until January 1, 2028

## **HB 1303 & 1408 – Hailey’s Law**

### **HB 1303**

- High risk missing children qualify under a Silver Alert

### **HB 1408**

- Social media providers = TikTok, Instagram, Pinterest, Snapchat, Youtube, potentially Facebook, Roblox, etc.
- must verify age and location of users.
- If the social media provider determines a user is under 16 years old, they must get a parent or legal guardian’s permission before creating the account.
- The parent will be able to set restrictions on who the minor can talk to and who can find the minor’s account.
- Social media provider cannot track the minor’s use of the app for recommending content or ads
- Restriction of certain features that are considered “addictive”
- Social media provider must try to continuously monitor age of users, using “reasonable efforts”. If the minor has lied about age, they must warn then delete the account if user can’t prove they are older than 16.
- Attorney General has jurisdiction to sue social media sites for violations.

## **SB 179 – Local Road Funding**

### **Community Crossings Matching Grant**

- Increased Funding: For the 2026 fiscal year, the total amount available for matching grants is increased from \$100 million to \$175 million.
- Eligible Projects: Road rehabilitation, bridge repair, sidewalk improvements, material costs for chip sealing.
- 1 to 1 grant (50%/50%)
- Max \$1 million per community
- Current Status: No open call, INDOT is reaching out directly to municipalities who had applied but didn’t get first round funding.
- Engineering submitted application in the Fall focused on road resurfacing
- Approx. 200 municipalities applied in the Fall and did not get funding

## **SB 270 – Township Merger**

- Intent is to identify townships that are struggling with administration, finances, or finding trustees.
- Points system implemented:
- Financial Reporting - Points triggered for failure to file an annual finance report or submit required monthly upload reports
- Budgeting – Points if the township failed to properly adopt a new budget for 2024 and 2025 and levy and appropriations rolled over; if certified budget is less than \$100,000
- Election Gaps - Points for lack of candidates
- Operational Spending – Points if township did not provide township assistance as reported in 2023 and 2024, if they did not actively manage fire protection or EMS within the township
- 4+ points = distressed township and must merge with city if at least 80% of the township’s boundaries coincide with a city’s boundaries and at least 51% of the township’s population reside within the city boundaries
- Delaware Township and Fall Creek Township should not have any points.

## SB 21 – Official State Sandwich

- Proposed Official State Sandwich: Breaded Tenderloin Sandwich  
Didn't make it out of the House...Maybe next year!
- The meeting was adjourned at 6:55p.m.

## REGULAR CITY COUNCIL MEETING, 7:00 p.m., City Hall, Theater

### 1. Meeting Called to Order with the Pledge of Allegiance

The meeting was called to order by President John DeLucia at 7:00 p.m. John Weingardt, Cecilia Coble, Selina Stoller, Todd Zimmerman, Brad DeReamer Tiffanie Ditlevson and Pete Peterson. Bill Stuart was present remotely. Others present were Mayor Scott Fadness, Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Lisa Bradford, Ross Hilleary, Chief Ed Gebhart, Lindsey Bennett, Ashley Elrod, Jake Reardon-McSoley, Jordin Alexander, Megan Baumgartner, Ross Reinhardt, Ann DiGregorio, Jody Sheffurd, Barbara Beaven, Nancy Janell, Eric A. Smith, Erika L. Smith, Matthew Branz, Scott Spillman, Timothy Harris, Juama Abdelhafez, Mason Winterhalder, Gabe Amick, and Larry Lannan.

### 2. Announcements:

3. **Proclamations:** March is Disability Awareness month.

### 4. Presentations:

### 5. Council Committee Reports

### 6. Department Reports

a. Health Department Report

### 7. Consent Agenda:

a. Request to approve previous meeting minutes of **February 23, 2026**, Fishers City Council meeting.

- Pete Peterson made a motion to approve the minutes from **February 23, 2026**, Fishers City Council meeting. Selina Stoller seconded the motion. A rollcall vote was taken. John Delucia, John Weingardt, Todd Zimmerman, Cecilia Coble, Bill Stuart, Brad DeReamer, Pete Peterson, and Selina Stoller voted yay. Tiffanie Ditlevson abstained. The votes were 8-Yay, 0-Nay, and 1-Abstain. The motion passed.

b. Request to approve minutes of **March 11, 2026**, City of Fishers and HSE Joint Board Meeting

- John Weingardt made a motion to approve the minutes from **March 11, 2026**, Fishers City Council and HSE Joint Board Meeting. A rollcall vote was taken. Tiffanie Ditlevson seconded the motion. John Weingardt, Pete Peterson, Todd Zimmerman, Bill Stuart, Brad DeReamer, Tiffanie Ditlevson, and Selina Stoller voted yay. John Delucia and Cecilia Coble abstained. The votes were 7-Yay, 0-Nay, and 2-Abstain. The motion passed.

## REGULAR AGENDA

### Business/ Financial

NONE

### Economic Development

8. **R031626A** - Request to Approve Project Agreement (Crossing Hotel)
- Lindsey Bennett gave her presentation to the city council members.
  - Pete Peterson made a motion to approve resolution **R031626A**. Selina Stoller seconded the motion. A rollcall vote was taken. John Delucia, Tiffanie Ditlevson, Todd Zimmerman, Cecilia Coble, Bill Stuart, Brad DeReamer, Pete Peterson, and Selina Stoller voted yay. John Weingardt abstained. The votes were 8-Yay, 0-Nay, and 1-Abstain. The motion passed.

### Government/Miscellaneous

9. **031626** - Request to Approve an Amendment to Section 72.17 of the Fishers Code of Ordinances (Residential Parking Permits) – **1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Reading**
- Lindsey Bennett gave her presentation to the city council members.
  - Pete Peterson made a motion to suspend the rules and approve ordinance **031626** on the **1<sup>st</sup> Reading**. Todd Zimmerman seconded the motion. A rollcall vote was taken. John Delucia, Tiffanie Ditlevson, Todd Zimmerman, Cecilia Coble, John Weingardt, Bill Stuart, Brad DeReamer, Pete Peterson, and Selina Stoller voted yay. There was no remonstrance, and all members voted yay. The motion passed.
10. **031626A** – Request to Approve an Amendment to Chapter 96 of the Fishers Code of Ordinances (Parks and Recreation) – **1<sup>st</sup> Reading**
- Jordin Alexander gave her presentation to the city council members.
  - Pete Peterson made a motion to have the **1<sup>st</sup> Reading** on ordinance **031626A**. A rollcall vote was taken. John Delucia, Tiffanie Ditlevson, Todd Zimmerman, Cecilia Coble, John Weingardt, Bill Stuart, Brad DeReamer, Pete Peterson, and Selina Stoller voted yay. There was no remonstrance, and all members voted yay. The motion passed.

### Planning & Zoning

11. **022326C** - Consideration of a text amendment to the Fishers 2040 Plan to update the Thoroughfare Map (TA-26-2) – **Final Reading**
- Ross Hilleary gave his presentation to the city council members.
  - Pete Peterson made a motion to approve ordinance **022326C**. John Weingardt seconded the motion. A rollcall vote was taken. John Delucia, Tiffanie Ditlevson, Todd Zimmerman, Cecilia Coble, John Weingardt, Bill Stuart, Brad DeReamer, Pete Peterson, and Selina Stoller voted yay. There was no remonstrance, and all members voted yay. The motion passed.

12. **031626B** – Consideration of a text amendment to the Unified Development Ordinance (UDO) to Chapter 12, Definitions, Chapter 2, Administration, and Chapter 11, Enforcement & Penalties (TA-26-4) – **1<sup>st</sup> Reading**
  - Ross Hilleary gave his presentation to the city council members.
  - Pete Peterson made a motion to have the **1<sup>st</sup> Reading** on ordinance **031626B**.
13. **031626C**- Consideration of a text amendment to the Unified Development Ordinance (UDO) to Chapter 3. Zoning Districts, Chapter 5. Use Regulations, Chapter 6. Development Standards, and Chapter 12. Definitions (TA-26-3) – **1<sup>st</sup> Reading**
  - Ross Hilleary gave his presentation to the city council members.
  - Pete Peterson made a motion to have the **1<sup>st</sup> Reading** on ordinance **031626C**
14. **R031626B**- Consideration of a Special Exception to allow for a private school use on a property zoned PUDR-Legends at Geist PUD (SE-26-1) – **1<sup>st</sup> Reading & Public Hearing**
  - Ross Hilleary gave his presentation to the city council members.
  - Jessica Dixon attorney for Central Christian Academy came forward and gave a brief presentation and answered council members questions.
  - John Weingardt asked her if the school will follow the traditional school calendar. She stated yes but may have some summer classes. John also stated some concerns on additional traffic.
  - Tiffanie Ditlevson asked if the students would arrive by bus or cars. Jessica said they will arrive by cars. Tiffanie also stated traffic concerns.
  - President John DeLucia opened the meeting for a **Public Hearing**. No one came forward and the **Public Hearing** was closed.
  - Pete Peterson made a motion to have the **1<sup>st</sup> Reading** on resolution **R031626B**.

#### **ICC Floors Plus**

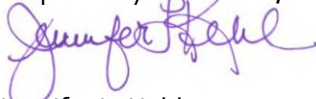
15. **031626D** - Consideration of a rezone request of 6.17 acres C<sub>3</sub> to I<sub>1</sub> with conditions for an existing 62,105 square foot building at the common address of 9810 Carney Drive (RZ-26-3) – **1<sup>st</sup> Reading**
  - Ross Hilleary gave his presentation to the city council members.
  - Rick Lawrence the attorney for ICC Floors Plus came forward and gave a brief presentation and answer council members questions.
  - Pete Peterson made a motion to have the **1<sup>st</sup> Reading** on ordinance **031626D**
16. **R031626C** - Consideration of a Change of Use for the existing 62,105 square foot “Kittles” building to allow ICC Floors Plus to operate an office, warehouse, fabrication and commercial customer stone and quartz gallery for residential and commercial customers at the common address of 9810 Carney Drive (CUP-26-3) – **1<sup>st</sup> Reading**
  - Ross Hilleary gave his presentation to the city council members.
  - Pete Peterson made a motion to have the **1<sup>st</sup> Reading** on resolution **R031626C**

#### **REGULAR ITEMS**

17. Any other Unfinished / New Business
  - Tiffanie Ditlevson asked Chief Ed Gebhart about the progress on the ordinance of Ebikes on the walkways.
  - Brad DeReamer asked Lisa Bradford and acceptance of EFT's.
18. Community Comment

- Ross Reinhardt came forward and said he thought the pathway bridge over 96<sup>th</sup> street was beautiful. His bike club is holding a celebration ride on April 26, 2026 for the pathway and bridge. Ross also stated he was excited about House Bill - HB1001 because it allows for different forms of housing. He said it keeps the city growing and evolving as a community.
  - Justin Burtner from Mudsock does not like the new ordinance **031626A** an Amendment to Chapter 96 of the Fishers Code of Ordinances (Parks and Recreation). The children that participate in Mudsock sports are 100% from Fishers. He feels Mudsock sports should have priority over organization that doesn't have youth who reside in Fishers.
- 19. Meeting Adjournment**
- Pete Peterson made a motion to adjourn the meeting.
  - The meeting was adjourned at 7:46p.m.

Respectfully submitted,



Jennifer L. Kehl  
Fishers City Clerk

# 2026 Legislation Session Update

City Council  
Work Session  
March 16, 2026



# HB 1001 – Housing Matters

- HB 1001 focused on affordable housing
- **Introduced version** essentially stripped local governments of local planning authority:
  - Permitted uses by right
    - Single family dwellings and townhomes
    - Accessory dwellings within single family dwellings
    - Affordable housing purchased by religious institution
  - Prohibited parking space requirements (Opt out option)
  - Prohibited regulation of design elements (Opt out option)
  - Required residential of multi family to be permitted use in commercial (Opt out option)
  - Prohibited a unit from imposing requirements on lot sizes, density, setbacks, and building bulk on certain lots or parcels (Opt out option)

# HB 1001 – Housing Matters

## Adopted Version:

- An impact fee imposed on new development may not be collected after June 30, 2026, unless the impact fee is imposed under an impact fee ordinance that complies with new process/considerations.
- This does not affect an impact fee that was imposed and not collected by the City before July 1, 2026.
- The impact fee advisory committee shall now include a representative of a single-family builder, a multifamily builder and a realtor who must be selected based on recommendation of the statewide trade association representing each industry.
- Impact fee zones established after July 1, 2026, must include the geographical area necessary to ensure that (a) there is a functional relationship between the components of the infrastructure type in the impact zone, (b) the infrastructure type provides a reasonably uniform benefit throughout the zone, (c) all areas are contiguous, and (d) the impact zone is:
  - (1) contiguous to the new development;
  - (2) coterminous to with a utility service or distribution line that may be necessary for the new development to interconnect with existing utility infrastructure; or
  - (3) located not more than five (5) miles from the road or drainage infrastructure.

# HB 1001 – Housing Matters

## Annual Reports – January 1 of each year

- Beginning January 1, 2027, City shall submit **two annual reports** regarding (1) housing that has been approved and denied in the City and (2) housing and rent prices in the City to the Indiana Housing & Community Development Authority and the executive director of LSA.

# HB 1001 – Housing Matters

## Limits on Building and Construction Related Fees

- Beginning January 1, 2027, City may not assess a fee in an amount that is more than reasonably necessary to cover the cost of processing an application, inspecting and reviewing plans, or preparing detailed statements for the applicant.
- Any of these fees adopted prior to January 1, 2027, may be increased once every 5 years and cannot exceed the CPI for the preceding 5 years.
- If the cost changes substantially, Council may adjust the fee after a public hearing.
- Any fee assessed and collected must be maintained in a special fund dedicated solely to reimbursing the costs actually incurred by the City.

# HB 1001 – Housing Matters

## P&Z Permit & Approvals

- As of January 1, 2027, if a person files a complete application for a permit or approval, it must be granted if the project satisfies the legal restrictions, including the zoning ordinance, zone maps, or subdivision control ordinance in effect on the date the permit application is submitted.

# HB 1001 – Housing Matters

## **UDO Review by Public Hearing**

By January 1, 2027, the City must conduct a public hearing to review the UDO and any zoning regulations and land development rules, with the goal of increasing housing development.

# HB 1001 – Housing Matters

## **UDO Review:**

Goal of increasing housing development using the following factors:

- (1) Providing for higher density development of duplexes, triplexes, and fourplexes in areas designated for single family homes.
- (2) Constructing other housing types including accessory dwelling units and manufactured and modular housing.
- (3) Adaptive reuse of commercial buildings for residential use such as allowing multifamily development in retail, office, and light manufacturing zones.
- (4) Increasing the allowable floor area ratio in multifamily housing areas.
- (5) Waiving or eliminating regulations such as requirements for:
  - (A) garage size and placement;
  - (B) steeper roof pitch;
  - (C) minimum lot size and square footage;
  - (D) greater setbacks;
  - (E) off-street parking;
  - (F) design standards that restrict or prohibit the use of code compliant products; or
  - (G) property height limitations.
- (6) Reviewing impact fee zones with zone advisory committee for improvements.
- (7) Streamlining or shortening the permitting processes and timelines, including through one stop and parallel process permitting by fifteen (15) days or more.
- (8) Using property tax abatements to enable higher density and mixed income communities.
- (9) Donating vacant land for affordable housing development.

# HB 1044 – Insurance for Public Safety

## Insurance Coverage For Public Safety Employees

- Provides that a public safety employee who:
  - (1) becomes disabled on or after January 1, 2020;
  - (2) receives a Class 1 or a Class 2 impairment benefit; and
  - (3) is eligible for group health insurance coverage for the public safety employee and the public safety employee's spouse or dependents;must pay no more than the amount that the public safety employee would have been required to pay if still serving as a current active public safety employee employed by the local unit public employer.
- Requires written request for insurance coverage with the employer before June 1, 2026, or within 90 days after the public safety employee begins receiving disability benefits, whichever is later.
- Spouse coverage ends when spouse is eligible for Medicare, date of surviving spouse's remarriage or when health insurance becomes available to spouse through employment.
- Dependent coverage ends when dependent turns 18 or turns 23 (if in college), becomes eligible for Medicare, or health insurance is available through employment.

# HB 1210 – Department of Local Government Finance

- SB 1 LIT effects will be pushed one year to 2029
  - Effective 2029, the City may adopt a LIT rate up to 1.2%
- Competitively procure financial advisors every year and prominently display the contract on the website
- Innkeepers Tax:
  - Last session, 5% and additional 3%
    - Of the 3%, 2% was distributed to Fishers, Noblesville, Carmel and Westfield
    - 1% was set aside for capital projects
  - This session the extra 3% will now distributed between the four communities
  - Financial impact is \$670K - \$1million, additional \$300K will be paid directly into the Fishers Event Center debt
- Rental Registration Program – 10% cap
  - Ordinance can be enforced until January 1, 2028

# HB 1303 & 1408 – Hailey’s Law

## HB 1303

- High risk missing children qualify under a Silver Alert

## HB 1408

- Social media providers = TikTok, Instagram, Pinterest, Snapchat, Youtube, potentially Facebook, Roblox, etc.
- must verify age and location of users.
- If the social media provider determines a user is under 16 years old, they must get a parent or legal guardian’s permission before creating the account.
- The parent will be able to set restrictions on who the minor can talk to and who can find the minor’s account.
- Social media provider cannot track the minor’s use of the app for recommending content or ads
- Restriction of certain features that are considered “addictive”
- Social media provider must try to continuously monitor age of users, using “reasonable efforts”. If the minor has lied about age, they have to warn then delete the account if user can’t prove they are older than 16.
- Attorney General has jurisdiction to sue social media site for violations.

# SB 179 – Local Road Funding

## Community Crossings Matching Grant

- **Increased Funding:** For the 2026 fiscal year, the total amount available for matching grants is increased from \$100 million to \$175 million.
- **Eligible Projects:** Road rehabilitation, bridge repair, sidewalk improvements, material costs for chip sealing.
  - 1 to 1 grant (50%/50%)
  - Max \$1 million per community
- **Current Status:** No open call, INDOT is reaching out directly to municipalities who had applied but didn't get first round funding.
  - Engineering submitted application in the Fall focused on road resurfacing
  - Approx. 200 municipalities applied in the Fall and did not get funding

# SB 270 – Township Mergers

- Intent is to identify townships that are struggling with administration, finances, or finding trustees.
- Points system implemented:
  - Financial Reporting - Points triggered for failure to file an annual finance report or submit required monthly upload reports
  - Budgeting – Points if the township failed to properly adopt a new budget for 2024 and 2025 and levy and appropriations rolled over; if certified budget is less than \$100,000
  - Election Gaps - Points for lack of candidates
  - Operational Spending – Points if township did not provide township assistance as reported in 2023 and 2024, if they did not actively manage fire protection or EMS within the township
- 4+ points = distressed township and must merge with city if at least 80% of the township’s boundaries coincide with a city’s boundaries and at least 51% of the township’s population reside within the city boundaries
- Delaware Township and Fall Creek Township should not have any points.

# SB 21 – Official State Sandwich

Proposed Official State Sandwich:  
Breaded Tenderloin Sandwich

Didn't make it out of the House...  
Maybe next year!



# Thank you!

Lindsey Bennett  
bennettl@fishersin.gov



CITY COUNCIL  
SIGN IN

3/16/2026

Ross Reinhardt

Ann Di Gregorio

Gody Sheppard

Barbara Beaven

Nancy Jneel

Eric A. Smith

Erika L. Smith

MATTHEW BRANZ

Scott Spillman

Timothy Harris



## **Fishers Health Department Update – 3/16/2026**

### **Health First Indiana**

- HFI information available here <https://www.in.gov/healthfirstindiana/your-community-info/>.
- Fishers funding amount for 2026 received (total \$524,634).

### **Strategic Planning and Annual Report**

- Three pillars of focus: Mental Health, Healthy Living, and Aging Well. Community Health Improvement Plan (CHIP) resident input complete (231 responses). Next steps are to meet with community partners to pick top priorities, finish action plans, and publish CHIP.
- Strategic plan framework for 2026 – 2028 in development; 37 Key Performance Outcomes with 147 Key Performance Indicators.
- Annual report drafted and in-review. Planned publication by end of March.

### **Core Services:**

- FHD clinic and administration located at the Fishers Community Center at 11400 Johnson Farm Way.
- Clinical Services: 206 clinical appointments in February. Vaccines available for all ages, travel consults with travel vaccines and preventative medication prescriptions, and testing and treatment for conditions such as TB, STIs, lead and others. Launched new Wellness Screening services for glucose, cholesterol, and BMI as part of Healthy Living programming for chronic disease risk identification. [Schedule an appointment](#) with us or visit Walk-In Wednesdays from 8:30-4:30 when many services are available without an appointment.
- Health Education: School-based courses ongoing. Seven Aging Well education series for older adults in March and April, and 5 sessions on Mental Health. More information on scheduled education sessions [here](#).
- Environmental Health: Check the [Food Grade and Inspection Dashboard](#) for inspection reports. Certified Pool Operator course scheduled for April 13-14, 2026 ([Schedule online](#)).
- Mental Health: [Stigma Free Fishers \(SFF\)](#) platform & [Community Resource List](#) remain active resources for community. Wellness Wander at area parks to resume in March once weather warms with continued focus on mental health, mindfulness, and connection with nature.
- Social Work: All emergency detentions referred to social worker. In-home fall prevention program and *SteppingOn* fall prevention course continuing. Three more *SteppingOn* courses scheduled for 2026.

### **Community Outreach and Social Media**

- Follow us on Facebook, X and Instagram to help us get the word out on the great work we are doing, or sign up [here](#) to receive monthly updates in your inbox.
- Engage with us at upcoming events and education sessions in March and April. More information [here](#).

### **Grants and Funding:**

- Help spread the word: \$500 grants available to school-based clubs for student-led efforts to promote health, wellness and community service now open for 2025/2026 school year. More information and application portal [here](#). Grants to date: \$500 to the Resiliency Club at Fishers Junior High School for yoga and \$500 to the HSE Pickle Ball club.
- FHD received \$13,500 grant award from NEHA FDA for standardization efforts. Received \$75,000 extension from IDOH for Health Issues and Challenges grant supporting social worker. Received \$45,000 for grant with FFD to expand Mobile Integrated Health. Submitted for \$121,000 Public Health Infrastructure Grant funding to further support social worker with decision in May.
- All health department contracts are posted [here](#). Posted part-time vital records and clinic admin support role. FHD Internship Program opportunities for 2026 now open. One candidate selected to being in May. Interviewing for remaining two opportunities.



Table 1. Select Metrics

<b>Services Overview</b>		
	<b>February 2026</b>	<b>Jan-Feb 2026</b>
<b>Health Services</b>		
Communicable Disease Investigations	24	52
Routine Vaccination Appointments	134	263
Testing & Screening Appointments	40	76
Travel Clinic Appointments	32	46
<b>Fee Services</b>		
Birth Certificates (copies)	153	353
Death Certificates (copies)	891	1,798
Food Inspections	72	130
Pool Inspections	0	0
Other Environmental Inspections	0	2
<b>Health Education</b>		
Community Members Reached	2,312	3,672
Number of Sessions	81	127
<b>Public Health Social Work</b>		
Unique Residents Supported	101	174
Encounters for Service	127	256
Referrals to Community Resources	138	226
Emergency Detentions Supported	11	20
Fall Prevention In-Home Assessments	11	13
<b>Stigma Free Fishers Users</b>	<b>421</b>	<b>932</b>



April 1, 2026

Members of the Fishers Redevelopment Authority

Re: RDA Annual Report

Per Indiana Code 36-7-14.5-9, redevelopment authorities are required to submit a fiscal report for the prior year by April 1<sup>st</sup>. The RDA does not have any RDA specific claims or activities other than what is previously reported in the attached Redevelopment Commission report.

**ORDINANCE NO. 031626C**

**AN ORDINANCE OF THE COMMON COUNCIL  
AMENDING THE ZONING ORDINANCE  
OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA.**

WHEREAS, this is an ordinance to amend the Zoning Ordinance of the City of Fishers (the “City”).

WHEREAS, the Advisory Plan Commission for the City of Fishers (“Plan Commission”) has conducted a public hearing on Docket No. TA-26-3 as required by law in regard to the Text Amendment; and

WHEREAS, the Plan Commission, at its meeting on April 1, 2026 sent a favorable recommendation to the Common Council by a vote of 6 in favor and 0 opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, THE SUCESSOR IN INTEREST TO THE TOWN OF FISHERS, PURSANT TO IND. CODE 36-4-1 ET. SEQ., THAT THE ZONING ORDINANCE, A PART OF THE COMPREHENSIVE PLAN AND ORDINANCES – 2018, ORDINANCE NO. 071618F, AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

**Section 1. AMENDMENT.** This Text Amendment amends certain sections of the Unified Development Ordinance;

**Section 2. PURPOSE STATEMENT.** The purpose of this ordinance is to refine certain regulatory language in the furtherance of the overall Purpose & Intent provisions of the following Chapter 3. Zoning Districts, Chapter 5. Use Regulations, Chapter 6. Development Standards, and Chapter 12. Definitions (Exhibit A).

UNLESS SPECIFICALLY AMENDED BY REFERENCE HEREIN, ALL REMAINING TERMS AND CONDITIONS OF THE COMPREHENSIVE PLAN SHALL CONTINUE IN FULL FORCE AND EFFECT AND ARE HEREBY RATIFIED AND AFFIRMED.

SO BE IT ORDAINED by the Common Council of The City of Fishers, Hamilton County, Indiana this 20<sup>th</sup> of April 2026.

**COMMON COUNCIL OF THE CITY OF FISHERS,  
HAMILTON COUNTY, INDIANA**

**031626C**

**YAY**

**NAY**

**ABSTAIN**

	John DeLucia, Member		
	Tiffanie Ditlevson, Member		
	Pete Peterson, Member		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 20th day of April 2026 at \_\_\_\_\_ p.m.

ATTEST: \_\_\_\_\_  
**Jennifer L. Kehl, Fishers City Clerk**



**MAYOR'S APPROVAL**

\_\_\_\_\_

April 20, 2025

**Scott A. Fadness, Mayor**

**DATE**

**MAYOR'S VETO**

\_\_\_\_\_

\_\_\_\_\_

**Scott A. Fadness, Mayor**

**DATE**

This instrument is prepared by: Lindsey Bennett, Corporation Counsel, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

**Exhibit A**

*Unified Development Ordinance*

**Chapter 3. Zoning Districts**

**Section 3.4.5. PUD Planned Unit Development District.**

**A. Intent**

The intent of the PUD District is to provide a relief mechanism from the prescriptive standards of a general use zoning district. The PUD District is intended to be used to achieve a higher quality of project design than could be accomplished through the strict application of a general use district or set of general use districts, without adversely impacting the adequate facilities required to serve the property and surrounding area. A PUD District is established through Council approval with a specific PUD District Ordinance establishing the development standards and use standards for each PUD District (see Sec. 10.2.16. Planned Unit Development). **A PUD can be one of the following categories:**

1. PUDC – Planned Unit Development Commercial, which shall have a commercial or nonresidential base zoning district
2. PUDM – Planned Unit Development Mixed Use, which shall have any combination of any residential or nonresidential base zoning district
3. PUDR – Planned Unit Development Residential, which shall have a residential base zoning district

**~~C. Minimum Project Size~~**

~~The minimum project size for a PUD District shall be two (2) acres or more.~~

**~~D. Minimum Parent Tract~~**

~~The minimum parent tract area shall be as indicated in the PUD District Ordinance.~~

**~~E. C. Development Requirements~~**

**Chapter 5. Use Regulations**

**Chapter 5.1.5. Permitted Use Table**

Use Category Specific Use	Residential									Nonresidential						Other		Definition / Use Standard	
	ER	R1	R2	R3	R4	R5	MF	TCR	MP	C1	C2	C3	EN	II	MA	AG	OS		
<b>PUBLIC &amp; INSTITUTIONAL</b>																			
<b>Columbarium</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<b>P</b>	<b>P</b>	<i>Sec. 5.3.1.A. &amp; C.</i>
<b>Place of Worship</b>	SE	SE	SE	SE	SE	SE	SE	SE	-	SE	SE	SE	-	SE	-	SE	SE	<i>Sec. 5.3.1.A. &amp; C.D.</i>	

School, Preschool through K-12	SE	SE	SE	SE	SE	SE	SE	SE	-	SE	SE	SE	-	SE	-	SE	SE	<i>Sec. 5.3.1.A. &amp; <del>D. E.</del></i>
<b>COMMERCIAL</b>	<b>ER</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R5</b>	<b>MF</b>	<b>TCR</b>	<b>MP</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>EN</b>	<b>I1</b>	<b>MA</b>	<b>AG</b>	<b>OS</b>	
Outdoor Entertainment and Recreation	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	P	P	<i>Sec. 5.4.5.</i>
Personal Service, except as provided below:	-	-	-	-	-	-	-	-	-	P	P	P	P*	-	P*	-	-	<i>Sec. 5.4.7.A. &amp; <del>B. D.</del></i>
Crematorium	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	<i>Sec. 5.4.7.B.</i>
Funeral Home	-	-	-	-	-	-	-	-	-	-	P	P	P*	-	-	-	-	<i>Sec. 5.4.7.C.</i>

**Section 5.4.2.A. Indoor Entertainment and Recreation Use Category.**

**17. Wedding Chapel**

**Sec. 5.3.1. Civic**

**B. Cemetery**

Land used for the burial of the dead and dedicated for cemetery purposes, including ~~columbaria~~, crematories, mausoleums and mortuaries when operated in conjunction with and within the boundary of such cemetery.

1. **Wall and Fence Standards:** All cemeteries shall incorporate a perimeter fence or wall that is at least 48 inches tall but no taller than 72 inches. Fencing shall not be chain-link.
2. **Setback Standards:**
  - a. Any burial space shall be set back at least 100 feet from any existing or proposed easement or right-of-way.
  - b. Any permanent structure erected for the interment, entombment, or inurnment or human remains shall be set back at least 100 feet from the nearest property line.

**C. Columbarium**

A structure or room or space in a building or structure used or intended to be used for the inurnment of cremated human remains.

1. **Wall and Fence Standards:** All columbaria shall incorporate a perimeter fence or wall that is at least 48 inches tall but no taller than 72 inches. Fencing shall not be chain-link.
2. **Setback Standards:** All cemetery setback standards in Sec. 5.3.1.B.2. shall apply.

**D. ~~C.~~ Place of Worship**

**E. ~~D.~~ School, Public or Private (K-12)**

**Sec. 5.4.5. Outdoor Entertainment and Recreation**

**A. Outdoor Entertainment and Recreation Use Category**

Uses, varying in size, providing daily or regularly scheduled recreation-oriented activities. Activities take place predominately outdoors or within outdoor structures. Outdoor **entertainment and** recreation uses include, but are not limited to, the following uses as examples:

#### 5.4.7. Personal Service

##### A. Personal Service Use Category

Facilities involved in providing personal or repair services to the public. Personal service uses include, but are not limited to, the following uses as examples:

1. Beauty/hair salon.
2. Catering establishment.
3. Cleaning establishment, dry-cleaning or laundry drop-off facility, laundromat.
4. Copy center.
- ~~5. Funeral home, funeral parlor, mortuary, undertaking establishment, crematorium, pet crematorium.~~
- ~~5. 6.~~ Locksmith.
- ~~6. 7.~~ Massage therapy or day spas.
- ~~7. 8.~~ Nail salons.
- ~~8. 9.~~ Optometrist.
- ~~9. 10.~~ Palmist, psychic, medium, fortune telling.
- ~~10. 11.~~ Repair of appliance, bicycle, canvas product, clock, computer, jewelry, musical instrument, office equipment, radio, shoe, television or watch.
- ~~11. 12.~~ Tailor, milliner, upholsterer.
- ~~13. Wedding chapel.~~

##### B. Crematorium

1. **Defined.** A building or structure, including a holding facility, where human or animal remains are or are intended to be cremated.

##### C. Funeral Home

1. **Defined.** A building or structure where human remains are prepared and/or held for a funeral or final disposition and where memorial visitation or the viewing of human remains is conducted before or as part of a memorial or funeral service. This definition includes, but is not limited to, funeral parlors, mortuaries, and undertaking establishments.

**D. ~~B.~~ Use Standards for All Personal Service Uses**

**5.5 Self-Service Storage**

**Section 5.5.4.B.6.** Office or retail space associated with self-service storage facilities may not exceed 1000 square feet.

**5.7 Accessory Uses**

**Section 5.7.2.C.2.a.** The ~~property owner~~ resident operating the home occupation must use the residential dwelling as their primary place of residence. Only residents of the subject residential dwelling may operate, engage in, or conduct the home-based business. Nonresidents are not allowed to work at the subject residential dwelling where a home occupation is being conducted.

**5.8. Temporary Uses**

**Sec. 5.8.2. Permit Required**

**A. Construction Trailer**

1. Once the Temporary Use Permit for the construction trailer has been issued, the construction trailer may be located on the site to be developed up to three (3) weeks prior to the start of site improvements and shall be removed when the last full Certificate of Occupancy has been issued for the development, or within 48 months, whichever is less-, **or until the site has been wholly inactive for a period of 12 months**
2. All construction trailers shall be located within the development for which the construction trailer has been established.
3. Construction trailers shall successfully pass all applicable inspections (e.g. electrical, fire) and apply for and receive a Certificate of Occupancy prior to the commencement of the use.

**G. Temporary Trash Receptacle and Temporary Storage Units**

1. Temporary trash receptacles and temporary storage units (e.g. PODS) are permitted on any lot or lots used in combination as follows:
  - a. A maximum of seven (7) consecutive days without a Temporary Use Permit, **on non-residential lots.**
  - b. A maximum of 30 calendar days per calendar year with a Temporary Use Permit, **on non-residential lots.**
  - c. **A maximum of 30 calendar days per calendar year (consecutive or otherwise) without a Temporary Use Permit, on residential lots or at the discretion of the Director.**

~~d. e.~~ If a valid building permit is active, temporary trash receptacles and temporary storage units may be utilized on site until the Certificate of Occupancy is issued, **or within 48 months, whichever is less, or until the site has been wholly inactive for a period of 12 months**

~~e. d.~~ Temporary trash receptacles and storage units shall not be allowed in the public right-of-way, unless a permit is approved by the Department of Engineering.

**Chapter 6. Development Standards**

**6.3 Architectural Design Standards**

**6.3.5. Mixed Use & Non-Residential Design**

**B. Mixed-Use & Non-Residential Building Scale**

1. **Intent.** Promote building designs that use appropriate architectural and Pedestrian Scales to establish compatible physical and visual relationships with adjacent and surrounding developments and reinforce a cohesive built environment. Furthermore, development should consider the scale of surrounding buildings, including relationships to existing residential areas, as well as an appropriate height, mass, and form scaled for the built environment. Applies to façades of development along public roads, public spaces, and adjacent to residential areas.
2. **Standards.** The following standards shall apply:

Description	MU & COD	IND
a) Development should consider the scale of surrounding buildings, including relationships to existing residential areas, as well as an appropriate height, mass, and form scaled for the built environment.	R	R
b) For buildings with façades longer than <b>200'-100'</b> , reduce massing of buildings <del>by grouping or incorporating smaller tenant spaces along the commercial façade, or by</del> incorporating at <b>least</b> two (2) modulations with depth at least 5% of the total façade length, and a width of at least 20% of the façade length.	R	O
c) Use Pedestrian Scale and landscape design elements such as specialty lighting, <u>awnings</u> , trees or other <u>site</u> elements to visually relate and transition multi-story buildings (or equivalent) to the <u>ground</u> plane.	R	O
d) Consistently incorporate at least three (3) architectural features into the building design that are Pedestrian Scale, to include: fenestration patterns; architectural elements such as ledges, lighting, or canopies; material or pattern banding; or detailing.	R	R
e) For buildings facing local and collector roadways, off-street parking must be located to the side of or behind buildings with only one (1) row of off-street parking in front of the building façade.	R	O

**C. Mixed-Use & Non-Residential Building Form**

1. **Intent.** Promote building designs that articulate and define appropriate building forms with visual interest and enhance the character of the built environment. Furthermore, the intent of the standards is to articulate building forms, including but not limited to

massing, walls, and roofs, with appropriately scaled modulations that contribute to the development of aesthetic building designs.

2. **Façade Standards.** The following standards apply:

Description	MU & COD	IND
a) Incorporate at least one (1) type of the following modulations in the façade plane, including but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass. Examples include, but are not limited to: columns with trim or accent materials, change in finished material depths, building overhangs, and inset features and materials such as false windows or fenestration with architectural accents.	R	R
b) Qualifying modulation must be at least 12" in depth, be at least 14" in width or height (whichever is narrowest), and occur in total for 20% of overall façade elevation. For buildings with façades less than <del>450'</del> 100', horizontal modulation must occur no less than every 30'. For buildings with façades greater than or equal to <del>450'</del> 100', horizontal modulation must occur no less than every 50'.	R	R
c) Facades facing Public View shall <del>incorporate feature distinct visual elements and physical distinctions in the building design that enhance that define the building's forms,</del> articulate façades, <del>identify entries highlight primary entrances, integrate and create a Pedestrian Scale experience at, and visually anchor the building to</del> the ground or <u>street</u> level.	R	O
d) For at least 30% of applicable façades <del>incorporate a water table that uses, use</del> any combination of <del>concrete, masonry,</del> stone, or unique variation of color, <del>texture, or textured materials,</del> at least <del>40' 2'</del> in height, around the base of the building. May alternatively incorporate other architectural features such as ledges, façade reveals, ground level fenestration, raised planters, or landscaping elements within 3' of finished grade.	R	R
e) Where building designs incorporate multiple <u>stories</u> , or multiple floor height equivalents, integrate at least one (1) field or accent color, material, or architectural feature used on lower stories, on the upper stories <del>to provide visual continuity. Architectural features include, but are not limited to: repeated horizontal banding to match building's base trim, columns or pilasters that extend from base to roofline, façade reveals that extend the full height of the building, or coordinate color or material of balconies or canopies with ground floor entry features.</del>	R	R
f) Building designs with multiple stories must provide proportionally taller ground-level façades adjacent to public roadways and public spaces. Provide a floor-to-ceiling height, or floor-to-floor height of 10' to 16'.	R	R
<p><del>g) Incorporate doors and windows for at least 40% of applicable 1st floor façade, or provide faux window and door treatments that incorporate at least two (2) of the following: material changes, reveals in conjunction with color or material change, qualifying modulation such as recessed areas, architectural trellis, awnings and canopies over access areas, detached structures such as pergola, or similar architectural features and details. Big box and buildings in industrial districts may limit applicable façade area to 30' around public entries.</del></p> <p>At least 40% of the first-floor façade must consist of transparent door and window fenestration. Where functional or structural constraints exist, provide at least two (2) of the following treatments: material changes, reveals with color/material shifts, modulation (recessed areas), trellises, awnings, pergolas, or spandrel glass windows. Spandrel glass windows may not exceed 10% of the total first-floor façade area. For big-box and industrial buildings, this requirement is limited to the 30 feet surrounding public entries.</p>	R	R

3. **Roof Standards.** The following standards shall apply:

Description	MU & COD	IND
a) Building roof types, forms, and elements should <del>provide variation and interest to building profiles</del> be designed to reduce the perceived mass of large structures and contribute to the <del>architectural identity of the buildings.</del> local architectural character.	R	R
b) Buildings with rooflines <del>exceeding 50' in length or greater</del> must incorporate <del>integrated rooflines and or</del> parapet variations to <del>reduce perceived mass</del> . Variations may include <del>step-downs, step-backs, other modulation,</del> sloped forms, varied eaves heights, or architectural features such as <del>cornices, or columns,</del> or ledges that create strong shadow lines. <del>and These features</del> must occur in total combination for at least 20% of the façade length. May be averaged over entire façade, but may not exceed 75' without a break.	R	R
<del>e) All developments 1,000 sf or larger, along arterial roadways and pedestrian areas, the design must provide a minimum 20' building elevation to include average parapet height, ridge of a pitched roof, or tower/turret type elements at least 20% in total of overall façade width.</del>	R	O
c) All architectural parapet walls, including smaller accent sections, shall be fully enclosed. These enclosure walls must be finished with the same high-quality materials, colors, and textures as the primary building facade. To prevent a false-front appearance, decorative parapet sections must have a minimum depth of 24" toward the interior of the roof. Furthermore, all parapet walls must feature a distinct architectural cap or coping (such as masonry, metal, or stone) that matches the primary building's architectural trim.	R	R
d) For flat roof: incorporate primary and secondary roof elements including but not limited to: multiple material types along parapets, multiple parapet elevations with at least a 3' change in elevation, or modulation of at least 3' in the parapet height, such as along entryway overhangs. Qualifying elements must exist for at least 20% the length of applicable façades in Public View. May also incorporate secondary roof types, such as hip roofs along overhangs.	R	R
e) For sloped roofs, incorporate at least two (2) of any one (1) roof element, including but not limited to: valleys, ridges, or <u>gables</u> . Qualifying elements in total must exist for at least 20% of applicable façade roof area and be visible from the same façade elevation. May also incorporate other roof styles, such as parapet walls over entryway features.	R	R
f) Provide variation in roof profile over façade modulation and/or articulation over façade material/color transitions. Options include, but are not limited to: varying parapet heights; two (2) or more <u>roof planes</u> ; continuation of façade modulation through <u>roof lines</u> ; dormers; lookouts; overhang eaves; sloped roofs; or cornice work.	R	O

Do this:



a. *Roof types and forms provide variation and interest.*



b. *This building incorporates roofline and parapet variations.*



c. *This building provides ~~a minimum 20' building elevation-enclosed parapet wall section.~~*



d. *This flat roof incorporates primary and secondary roof elements.*

#### D. Mixed-Use & Non-Residential Architectural Elements





1. **Intent.** The intent of these standards is to promote integrated architectural elements and details as components of cohesive building designs that enhance the visual interest of

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building façades, support activity at and/or near ground level, and provide Pedestrian Scale.

2. **Standards.** The following standards shall apply:

Description	MU & COD	IND
a) Provide at least three (3) detailing elements that transition façade material changes or integrate Pedestrian Scale elements, such as doorways, windows, or material banding, at the base of the building. Examples include but are not limited to: cornice work around primary entries, decorative caps on brick or stone banding, architectural canopies over entries, or decorative lintels above the first-floor windows.	R	R
b) Provide building overhangs or other projections such as canopies which articulate the building façade and provide temporary relief from inclement weather. At a minimum, an overhang or projection is required within 20' of all public entryways, must be at least 3' in depth from the point of entry, and be least 6' in length. Entryways with vestibules or other permanent enclosed transition space are exempt.	R	R
c) Provide details that emphasize focal elements such as public entries, building corners, or public spaces. Examples include but are not limited to: columns, quoin or rustication, <del>canopies over entries</del> , lintels, transom windows, or modulation of the roof plane. At least one (1) focal element is required and must be accented with a unique combination of color, texture, materials, or modulation in the wall or roof plane.	R	R
<del>d) To avoid blank wall segments when visible from a roadway or public space, use any combination of standards from Building Form, Architectural Elements, or Material sections to provide pattern, color, or material variation on all wall segments. Must not exceed 30-ft. horizontally or vertically without building variation.</del>	R	R
d) <del>Trash receptacles shall be screened and constructed in accordance with <a href="#">Sec. 6.2.8. Trash Receptacles</a>.</del>		
e) Roof access shall be located within the interior space of the building to eliminate exterior ladders for roof access.	R	R
f) Mechanical and utility equipment shall be screened in accordance with <a href="#">Sec. 6.2.6. Mechanical &amp; Utility Equipment</a> .	R	R

<b>Do this:</b> 	
 <p>a. <i>This building provides at least three (3) detailing elements that transition façade material changes and integrate pedestrian scale elements.</i></p>	 <p>b. <i>This building provides projections which articulate the building façade and provide temporary relief from inclement weather.</i></p>
 <p><del>c. &amp; d.</del> <i>This building provides details that emphasize the public entry.</i></p>	

**E. Mixed Use & Non-Residential Materials**

1. **Intent.** To ensure that materials used for development promote and establish an architectural character that contributes to the aesthetic qualities of neighborhoods and protects adjacent property values.
2. **Standards.** Use materials from the following basic groups: brick, ~~split face concrete masonry unit (CMU)~~, fiber cement board siding, stone, stucco, decorative precast panels, integrally colored [block](#), EIFS, wood, composite metal panels, or high-pressure laminate ([HPL](#)) with a decorative surface that is suitable for exteriors. The additional following standards shall apply when required:

Description	MU & COD	IND
a) Buildings with façades that face Public View shall use consistent material combinations, material quality, and architectural detailing.	R	R
b) For all façade elevations visible from Public View and facing residential <a href="#">zoning districts</a> , shall use at least two (2) distinct <del>field materials, field colors, or material-color-</del> a combinations <del>s of materials and field colors</del> on the building façade. *Applies when industrial buildings face arterial or collector roads, or facing public spaces.	R	R*
c) Building façades visible from Public View shall incorporate an accent material on the 1 <sup>st</sup> story of a <del>multi-tenant</del> multi-level building.	R	R
d) Where materials transition or terminate, provide detailing to express the natural appearance of the material. For example, wrap stone or stone-like products around visible corners to convey the appearance of mass, and not a thin veneer.	R	R
e) Textured concrete panels and prefabricated steel panels are prohibited as a finish material for building façades, except when used with a minimum of two (2) other qualifying field materials and meeting all <del>other standard</del> fenestration and material requirements.	R	O
f) In Industrial Districts, untextured concrete panels and prefabricated steel panels are prohibited as facade field materials facing arterial and collector roadways, or public spaces, except when used with a minimum of two (2) other qualifying field materials and meeting standard fenestration requirements. Concrete panels that do not exceed 3 sf without a patterned reveal or modulation break may be considered textured.	O	R
g) <a href="#">Reclaimed wood</a> may be used as an accent material and shall be limited to architectural accent areas (i.e. building and window trim, architectural features and entrances, etc.). Reclaimed wood shall be of high quality materials, suitable for exterior use, and limited to 25% of the overall building coverage.	R	R
h) Roll-up and drive-through doors are prohibited from Public View, unless they are integrated into the building design. Consider material variation and transitions, modulation, and other architectural features and standards for the design.	R	R
i) Use of neon or extremely bright colors as a primary color or large portion of wall area is prohibited.	R	R

**6.5. Exterior Lighting Standards**

**Section 6.5.3.A.**

**Light Level**

The maximum light level of any light fixture cannot exceed ~~0.5~~ 0.0 foot-candles measured at the property line of any residential district, ~~2.0-1.5~~ foot-candles measured at the property line of any non-residential district, and ~~2.5~~ 2.0 foot-candles at the property line of a parking lot.

**6.5.10. Seasonal Lighting of Religious Symbols**

A. Existing or temporary religious symbols may have additional lighting installed on a temporary basis not to exceed 30 calendar days per year.

B. This additional lighting shall not be in conflict with any standards of this section.

**Sec. 6.10.2. Recreational Vehicles, Utility Trailers, & Watercraft**

**A. Single-Family Residential**

Storage or parking of recreational vehicles, as defined in CHAPTER 12. DEFINITIONS, is subject to the following conditions:

1. No more than one (1) recreational vehicle shall be stored or parked outdoors on a residential parcel at any time.
2. The wheels may not be removed except for immediate repairs.
3. The vehicle shall be stored or parked behind or alongside the primary structure in such a manner that no part of any such vehicle shall project beyond the established front yard or required side setback lines of the lot.
4. The vehicle shall be ~~kept behind an opaque fence of 6 feet in height. screened from view from adjacent properties and rights-of-way.~~
5. At no time, shall such parked or stored vehicle be occupied or used for living, sleeping, or housekeeping purposes.
6. ~~No portion of a recreational vehicle visible from adjacent properties or the rights-of-way shall be covered by a tarp or any other temporary covering.~~

**B. Multi-Family**

Storage or parking of recreational vehicles, as defined in CHAPTER 12. DEFINITIONS, ~~shall be within a specifically designated area that is screened with an eight-foot (8') tall wood or masonry wall that shall be supplemented with landscaping.~~ is subject to the following conditions:

1. ~~No more than one (1) utility trailer or watercraft shall be stored or parked outdoors on a residential parcel at any time.~~
2. ~~The wheels may not be removed, except for immediate repairs.~~
3. ~~The vehicle shall be stored or parked behind or alongside the primary structure in such a manner that no part of any such vehicle shall project beyond the established front yard or required side setback lines of the lot.~~
4. ~~The vehicle shall be screened from view by opaque fencing from adjacent properties and rights-of-way.~~
5. ~~At no time, shall such parked or stored vehicle be occupied or used for living, sleeping, or housekeeping purposes.~~

**Sec. 6.10.5. Incidental Recyclable Material Storage**

**A. Applicability**

The following standards shall apply to all non-residential properties unless otherwise expressly permitted within an industrial zoning district.

**B. Limited Pallet Storage Permitted**

Outdoor storage of pallets shall be permitted only as limited incidental accumulation associated with the primary use of the property and shall comply with the following standards:

**1. Maximum Quantity**

Outdoor pallet storage shall not exceed twenty (20) pallets at any time.

**2. Maximum Height**

Pallet stacks shall not exceed five (5) feet in height.

**3. Condition of Materials**

- a. Pallets shall be maintained in good condition.
- b. Broken, splintered, rotting, or unusable pallets shall not be stored outdoors.
- c. Pallets shall not be intermixed with trash, debris, scrap materials, or other refuse.

**4. Organization**

- a. Pallets shall be stacked in a neat, stable, and orderly manner.
- b. Scattered, leaning, collapsing, or loosely piled pallets are prohibited.

**5. Location**

- a. Pallets must be stored in the rear of a building.
- b. Pallets shall not obstruct required parking spaces, accessible routes, fire lanes, building exits, or stormwater facilities.

**6. Surface Requirement**

Pallets shall be stored on an improved hard surface, including asphalt or concrete. Storage on turf, soil, gravel, or landscaped areas is prohibited.

**C. Permitted Grease Container**

Each retail food establishment may maintain one (1) exterior grease collection container, provided it complies with the following standards:

**1. Quantity**

No more than one (1) exterior grease container shall be permitted per retail food establishment unless otherwise approved by the Director.

**2. Maintenance & Cleanliness**

- a. Grease containers shall be maintained in good repair.
- b. The surrounding area shall be kept clean and free of spills, residue, litter, and odor.

- c. Spillage shall be immediately cleaned to prevent staining, vermin attraction, or nuisance conditions.

**3. Location**

- a. Grease containers must be stored in the rear of the building.
- b. Grease containers shall not obstruct parking spaces, accessible routes, fire lanes, or building exits.

**4. Surface Requirement**

Grease containers shall be located on an impervious hard surface such as concrete or asphalt.

**6.17.4. Exempt Signs**

K. Safety signs required by federal, state, or local law, including Occupational Safety and Health Administration (OSHA), fire, or building code signage.

**6.17.7.B.14. Building Signs**

Sign Illumination. Wall signs may be illuminated with external, internal, or reverse (back-lit) channel illumination. Neon is not allowed on building signs or along the building.

**6.17.8.F. Banner Signs on Non-Residential Lots**



*A ~~hanging or building-mounted~~ or freestanding sign constructed of vinyl, fabric, or similar material intended to be displayed for a designated period. This does not include signs otherwise described in this Article.*

**Sec. 6.17.9. Other Sign Types**

**F. Construction Signage on Non-Residential Lots**

1. Post Signs
  - a. Post signs are permitted on construction sites with an active building permit until the certificate of occupancy has been issued, or the site has been wholly inactive for a period of 180 days.
  - b. Post signs must adhere to standards as described in *Sec. 6.17.8.D. Post Signs on Non-Residential Lots*, unless otherwise approved by the Director of Community and Economic Development.
2. Banner Signs on Fencing

- a. Banner signs are permitted on temporary fencing for construction sites with an active building permit until the certificate of occupancy has been issued, or the site has been wholly inactive for a period of 180 days.
- b. Banner signage must be tightly secured to fencing at all points.

## **Chapter 12. Definitions**

### 12. Definition additions (see below)

- **Architectural Features.**

~~Exterior building elements intended to provide ornamentation to the building massing including, but not limited to: eaves, cornices, bay windows, window and door surrounds, and balconies.~~

Prominent or decorative elements of a building's exterior that provide visual interest and break up large wall surfaces. These include, but are not limited to:

*Entrances & Openings:* Architectural canopies or awnings over entries, decorative lintels or sills above windows, balconies, transom windows, and ornamental window hoods.

*Vertical & Horizontal Detail:* Columns, pilasters, quoining, horizontal banding, and textured masonry at the base.

*Roof & Wall Transitions:* Eaves, cornices, decorative caps on masonry banding, and modulation of the roof plane or parapet height.

*Integrated Elements:* Ground-level windows, raised planters, and architectural reveals that add depth to the façade.

- **Crematorium.**

A building or structure, including a holding facility, where human or animal remains are or are intended to be cremated.

- **Columbarium.**

A structure or room or space in a building or structure used or intended to be used for the inurnment of cremated human remains.

- **Fenestration.**

The design, arrangement, and proportion of all light-transmitting openings on a building's facade or envelope. This includes windows, doors, skylights, and glazed curtain walls, serving both aesthetic and functional purposes.

- **Funeral Home.**

A building or structure where human remains are prepared and/or held for a funeral or final disposition and where memorial visitation or the viewing of human remains is conducted before or as part of a memorial or funeral service. This definition includes, but is not limited to, funeral parlors, mortuaries, and undertaking establishments.

- **Flex Building.**

Aesthetically pleasing shell buildings that are designed to be adaptable for one (1) or more tenants. These spaces are primarily single-story buildings with open floor plans, allowing tenants to customize a mix of office, showroom, or light industrial / warehouse areas. Garage, roll-up, docks, or other service-related doors shall be on a separate side or plane from the primary entrance and shall not face the primary frontage.

- **Hotel, Extended Stay ~~Hotel/Motel/Inn~~.**

A building in which temporary lodging and/or boarding is provided to the public for compensation. The provider typically provides telephone service, laundry facilities, upkeep of furniture, and other services. Compensation is based upon stays of more than one day and reduced rates are typically featured for weekly/ monthly stays.

- **Spandrel Glass Windows.**

Non-transparent glass panels used within a fenestration system to conceal structural elements. These panels must be integrated into a simulated window assembly that includes a recessed or projecting frame and a distinct architectural sill. The glazed opaque area shall be limited to white, black, or a color that matches the primary building material of the surrounding facade.

- **Self-Service Storage Facility.**

A facility providing separate storage areas for rent, for personal or business use, designed to allow private access by the tenant for storing or removing personal property. Self-service storage uses include, but are not limited to, the following uses as examples: warehouse, self-service fully enclosed indoor storage, or mini-warehouses. This use may include an office or retail component for the storage facility.

- **Tattoo Parlor.**

A facility where tattooing is provided or where the business of tattooing is conducted.

- **Watercraft.**

Boat or Watercraft. Any vessel designed for navigation on water, including boats, personal watercraft, and similar marine craft, whether stored on a trailer or not.

- **Utility Trailer.**

A non-motorized vehicle, without motive power, designed and used primarily for transporting goods, materials, equipment, or personal property, and not designed for human habitation.

# Gateway TIF Management - Redevelopment Report

2026 submission for subject year 2025

Fishers Civil City, Hamilton County

Fishers Redevelopment Commission

Fishers Redevelopment Authority

This unit has reported 39 TIF Districts

## Personnel

### Active Commissioners as of 12/31/2025

<i>Name</i>	<i>Title</i>	<i>Active at Year Start</i>	<i>Active Start Date</i>	<i>Active at Year End</i>	<i>Active End Date</i>
Tony Bonacuse	Secretary	Yes		Yes	
Damon Grothe	Member	Yes		Yes	
Damon Grothe	Member	Yes		Yes	
Brad Johnson	President	Yes		Yes	
Dawn Lang	School Board Member	Yes		Yes	
Bryan Rausch	School Board Member	Yes		Yes	
Anderson Schoenrock	Vice President	Yes		Yes	

### Commissioners Removed in Prior Year

None

## Employees

<i>Name</i>	<i>Amount</i>	<i>Salary/Compensation</i>
Megan Baumgartner	\$0.00	Salary
Lisa Bradford	\$0.00	Salary
Reid Pittard	\$0.00	Salary
Lucas Smith	\$0.00	Salary
Lawrence Summers	\$0.00	Salary

## Finances

### TIF District Expenditures & Revenues

<i>TIF District</i>	<i>Revenue Received</i>	<i>Expenses Paid</i>
T29301 - 116th St. Fishers	\$1,129,221.00	\$791,129.00
T29302 - Allisonville Corridor	\$1,043,546.00	\$731,105.00
T29303 - Britton Park	\$1,363,783.00	\$1,261,703.00
T29304 - Clarian	\$68,238.00	\$54,905.00
T29305 - Commons	\$0.00	\$0.00
T29306 - Crosspoint	\$362,174.00	\$362,174.00

## Gateway TIF Management - Redevelopment Report

T29307 - Downtown	\$9,812,567.00	\$9,984,195.00
T29308 - Fishers Automotive EDA	\$70,470.00	\$70,470.00
T29309 - FishersTech Park	\$1,687,549.00	\$1,182,292.00
T29310 - River Place	\$21,504.00	\$21,504.00
T29311 - Saxony	\$1,178,744.00	\$1,178,744.00
T29312 - Shops at Geist Pointe	\$208,892.00	\$208,892.00
T29313 - Sun King	\$106,077.00	\$74,317.00
T29314 - St. Vincent EDA	\$40,898.00	\$28,653.00
T29315 - State Road 37	\$965,033.00	\$965,033.00
T29316 - Town	\$306,591.00	\$306,591.00
T29317 - Village Center	\$1,100.00	\$1,100.00
T29318 - Downtown PP	\$22,281.00	\$15,610.00
T29319 - Sun King PP	\$4,814.00	\$3,373.00
T29320 - Central Indiana Orthopedics	\$232,093.00	\$232,093.00
T29321 - Metropolitan Airport	\$383,836.00	\$383,836.00
T29322 - The Yard	\$1,565,296.00	\$1,565,296.00
T29323 - The Stations	\$415,931.00	\$330,000.00
T29324 - Pullman Pointe	\$460,724.00	\$460,724.00
T29325 - 126th and Cumberland	\$417,449.00	\$0.00
T29327 - Highline	\$396,968.00	\$396,968.00
T29328 - 96th Residential	\$73,541.00	\$73,541.00
T29328 - Andretti (inactive)	\$0.00	\$0.00
T29329 - 96th Commercial	\$0.00	\$0.00
T29330 - REV	\$0.00	\$0.00
T29331 - District South	\$0.00	\$0.00
T29332 - Cityview	\$0.00	\$0.00
T29333 - Union	\$0.00	\$0.00
T29334 - Crossing	\$0.00	\$0.00
T29335 - Crossing Lot 3	\$0.00	\$0.00
T29336 - Crossing Lot 5	\$0.00	\$0.00
T29337 - Crossing Lot 6	\$0.00	\$0.00
T29338 - Grey Eagle Golf Course	\$0.00	\$0.00
T29339 - Grey Eagle Multifamily	\$0.00	\$0.00
<b>Total:</b>	<b>\$22,339,320.00</b>	<b>\$20,684,248.00</b>

### Redevelopment Expenditures

Category	Subcategory	Expenditure Code	Description	Amount
Debt Service	Payments on Bonds and Other Debt Principal	D403	All Debt Including Passthroughs and Leases	\$16,673,715.00
Services and Charges	Rentals	D307	Rent	\$1,407,457.00
Capital Outlays	Land	D501	Capital	\$378,837.00

## Gateway TIF Management - Redevelopment Report

Services and Charges	Professional Services	D301	Contractual Services	\$2,224,224.00
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### Grants/Loans

District	Fund	Entity	Purpose	Amount
T29301 - 116th St. Fishers	Fund 450/ 116th St Fishers	Town Hall Building Corporation	Land Grant	\$1,980,000.00

### Final Notes

All debt service included including lease rentals and passthroughs. Grant was noted as professional services. All amounts rounded. Debt tied to I-69 EDA areas is listed as paid out of downtown but proportioned out to other allocation areas. Andretti and Airport areas are linked and Andretti debt is listed as paid out of Airport AA

### Fund Balances

Expand All   
  Collapse All

Fund Name	TIF Name	Notes	Balance
Fund 450/ 116th St Fishers	<b>Total</b>		<b>\$1,370,099.00</b>
Fund 450/ Allisonville Corridor	<b>Total</b>		<b>\$882,913.00</b>
Fund 450/ Britton Park	<b>Total</b>		<b>\$117,293.00</b>
Fund 450/ Clarian	<b>Total</b>		<b>\$841,538.00</b>
Fund 450/ Commons	<b>Total</b>		<b>\$0.00</b>
Fund 450/ Crosspoint	<b>Total</b>		<b>\$0.00</b>
Fund 450/ Downtown	<b>Total</b>		<b>\$2,790,933.00</b>
Fund 450/ Downtown PP	<b>Total</b>		<b>\$44,557.00</b>
Fund 450/ Fishers Automotive	<b>Total</b>		<b>\$0.00</b>
Fund 450/ Fishers Tech Park	<b>Total</b>		<b>\$1,078,653.00</b>
Fund 450/ Pullman Pointe	<b>Total</b>		<b>\$0.00</b>
Fund 450/ River Place	<b>Total</b>		<b>\$0.00</b>
Fund 450/ Saxony	<b>Total</b>		<b>\$0.00</b>
Fund 450/ Shops at Geist Pointe	<b>Total</b>		<b>\$0.00</b>
Fund 450/ St. Vincent EDA	<b>Total</b>		<b>\$107,959.00</b>
Fund 450/ State Road 37	<b>Total</b>		<b>\$0.00</b>
Fund 450/ Town	<b>Total</b>		<b>\$0.00</b>
Fund 450/ Village Center	<b>Total</b>		<b>\$0.00</b>
Fund 450/126th & Cumberland	<b>Total</b>		<b>\$417,496.00</b>

## Gateway TIF Management - Redevelopment Report

<i>Fund 450/96th Commercial</i>	<b>Total</b>		<b>\$0.00</b>
<i>Fund 450/96th Residential</i>	<b>Total</b>		<b>\$0.00</b>
<i>Fund 450/Andretti</i>	<b>Total</b>		<b>\$0.00</b>
<i>Fund 450/Central Indiana Ortho</i>	<b>Total</b>		<b>\$0.00</b>
<i>Fund 450/Highline</i>	<b>Total</b>		<b>\$0.00</b>
<i>Fund 450/Metro Airport</i>	<b>Total</b>		<b>\$0.00</b>
<i>Fund 450/Rev</i>	<b>Total</b>		<b>\$0.00</b>
<i>Fund 450/Sun King</i>	<b>Total</b>		<b>\$33,847.00</b>
<i>Fund 450/Sun King PP</i>	<b>Total</b>		<b>\$8,180.00</b>
<i>Fund 450/The Stations</i>	<b>Total</b>		<b>\$85,931.00</b>
<i>Fund 450/The Yard</i>	<b>Total</b>		<b>\$87,472.00</b>
<b>Total</b>			<b>\$7,866,871.00</b>

# Gateway TIF Management - Redevelopment Report

**T29301 - 116th St. Fishers**

(1 of 39)

**Original Establishment Area:**

116th Fishers

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

06/11/2001

**Expiration Date:**

06/11/2037

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue BAMs, Series 2015A (Meyer Najem Proj)		
Taxable Economic Development Revenue Bonds, Series 2016A (Downtown Projects)	\$0.00	\$0.00
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2016 (North of North Project)		
County Option Income Tax Revenue Bonds, Series 2016	\$0.00	\$0.00
Taxable Economic Development Revenue Bonds, Series 2018C (North of North Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bonds, Series 2019B (SPF15, Inc. Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bonds, Series 2019A (SPF15, Inc. Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2019A		
Taxable Economic Development Revenue Refunding Bonds, Series 2020 (Fishers Station Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2020A		
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2022A		

**Parcels:**

## Gateway TIF Management - Redevelopment Report

<i>Real Property:</i>	31
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	31

<i>Total Gross AV:</i>	\$86,719,900.00
<i>Total Net AV:</i>	\$86,719,900.00
<i>Total Base AV:</i>	\$26,279,921.00
<i>Total Inc. AV:</i>	\$60,439,979.00

# Gateway TIF Management - Redevelopment Report

## T29302 - Allisonville Corridor

(2 of 39)

**Original Establishment Area:**

Allisonville Corridor

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

06/11/2001

**Expiration Date:**

06/11/2041

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Town of Fishers Taxable Economic Development Revenue Bonds Series 2013		
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2016 (North of North Project)		
County Option Income Tax Revenue Bonds, Series 2016	\$0.00	\$0.00
Taxable Economic Development Revenue Bonds, Series 2018C (North of North Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bonds, Series 2019B (SPF15, Inc. Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bonds, Series 2019A (SPF15, Inc. Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2019A		
Taxable Economic Development Revenue Refunding Bonds, Series 2020 (Fishers Station Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2020A		
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2022A		
Taxable Economic Development Revenue Bonds, Series 2016A (Downtown Projects)	\$0.00	\$0.00

**Parcels:**

## Gateway TIF Management - Redevelopment Report

<i>Real Property:</i>	115
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	115

<i>Total Gross AV:</i>	\$142,170,000.00
<i>Total Net AV:</i>	\$137,595,351.00
<i>Total Base AV:</i>	\$82,958,496.00
<i>Total Inc. AV:</i>	\$54,636,855.00

# Gateway TIF Management - Redevelopment Report

## T29316 - Town

(3 of 39)

**Original Establishment Area:**

Town

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

04/22/2009

**Expiration Date:**

04/22/2034

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Town of Fishers, Indiana Redevelopment District Bonds, Series 2009A		
Redevelopment District Refunding Bonds, Series 2017B	\$2,270,375.00	\$453,400.00

**Parcels:**

*Real Property:* 15

*Personal Property:* 0

*Other:* 0

*Total:* 15

*Total Gross AV:* \$17,739,700.00

*Total Net AV:* \$17,739,700.00

*Total Base AV:* \$1,327,351.00

*Total Inc. AV:* \$16,412,349.00

# Gateway TIF Management - Redevelopment Report

## T29317 - Village Center

(4 of 39)

**Original Establishment Area:**

Village Center

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

04/22/2009

**Expiration Date:**

04/22/2034

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Town of Fishers, Indiana Redevelopment District Bonds, Series 2009B		
Redevelopment District Refunding Bonds, Series 2017C	\$2,815,763.00	\$280,000.00
Taxable Redevelopment District Bonds, Series 2017A2		

**Parcels:**

<i>Real Property:</i>	1
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	1
 <i>Total Gross AV:</i>	 \$585,700.00
<i>Total Net AV:</i>	\$585,700.00
<i>Total Base AV:</i>	\$526,813.00
<i>Total Inc. AV:</i>	\$58,887.00

# Gateway TIF Management - Redevelopment Report

## T29318 - Downtown PP

(5 of 39)

**Original Establishment Area:**

Original Establishment Area

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

06/18/2012

**Expiration Date:**

06/18/2038

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

**Parcels:**

*Real Property:* 0

*Personal Property:* 1

*Other:* 0

*Total:* 1

*Total Gross AV:* \$1,494,270.00

*Total Net AV:* \$1,494,270.00

*Total Base AV:* \$326,940.00

*Total Inc. AV:* \$1,167,330.00

# Gateway TIF Management - Redevelopment Report

## T29313 - Sun King

(6 of 39)

**Original Establishment Area:**

Sun King

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

12/01/2014

**Expiration Date:**

12/01/2039

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

**Parcels:**

*Real Property:* 4

*Personal Property:* 0

*Other:* 0

*Total:* 4

*Total Gross AV:* \$5,588,200.00

*Total Net AV:* \$5,588,200.00

*Total Base AV:* \$30,650.00

*Total Inc. AV:* \$5,557,550.00

# Gateway TIF Management - Redevelopment Report

## T29309 - FishersTech Park

(7 of 39)

**Original Establishment Area:**

Fishers Tech Park

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

02/27/2012

**Expiration Date:**

02/27/2034

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue BANs, Series 2015B (LR Project)		
Taxable Economic Development Revenue Bonds, Series 2016A (Downtown Projects)	\$0.00	\$0.00
Taxable Economic Development Revenue Bonds, Series 2018C (North of North Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bonds, Series 2019B (SPF15, Inc. Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bonds, Series 2019A (SPF15, Inc. Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Refunding Bonds, Series 2020 (Fishers Station Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2020A		
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2022A		
Taxable Economic Development Revenue Bonds, Series 2024 (Nickel Plate North Properties Inc. Project)	\$0.00	\$0.00

**Parcels:**

<i>Real Property:</i>	15
<i>Personal Property:</i>	0
<i>Other:</i>	0

## Gateway TIF Management - Redevelopment Report

*Total:* 15

*Total Gross AV:* \$103,929,200.00

*Total Net AV:* \$101,562,600.00

*Total Base AV:* \$13,149,092.00

*Total Inc. AV:* \$88,413,508.00

# Gateway TIF Management - Redevelopment Report

## T29310 - River Place

(8 of 39)

**Original Establishment Area:**

River Place

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

06/18/2012

**Expiration Date:**

06/18/2037

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2023A (River Place Flats LLC Residential Project)	\$0.00	\$0.00

**Parcels:**

<i>Real Property:</i>	2
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	2
<i>Total Gross AV:</i>	\$3,053,300.00
<i>Total Net AV:</i>	\$3,053,300.00
<i>Total Base AV:</i>	\$1,926,669.00
<i>Total Inc. AV:</i>	\$1,126,631.00

# Gateway TIF Management - Redevelopment Report

## T29311 - Saxony

(9 of 39)

**Original Establishment Area:**

Saxony

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

03/27/2007

**Expiration Date:**

03/27/2033

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Town of Fishers, Indiana Redevelopment District Bonds, Series 2009B		
Town of Fishers, Indiana Redevelopment District Bonds, (Saxony)		
Redevelopment District Refunding Bonds, Series 2017C	\$2,815,763.00	\$280,000.00
Redevelopment District Refunding Bonds, Series 2017A1	\$10,121,850.00	\$1,012,075.00
Taxable Redevelopment District Bonds, Series 2017A2		

**Parcels:**

*Real Property:* 84

*Personal Property:* 0

*Other:* 0

*Total:* 84

*Total Gross AV:* \$96,745,700.00

*Total Net AV:* \$82,653,537.00

*Total Base AV:* \$12,968,324.00

*Total Inc. AV:* \$69,685,213.00

# Gateway TIF Management - Redevelopment Report

## T29312 - Shops at Geist Pointe

(10 of 39)

**Original Establishment Area:**

Shops at Geist Pointe

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

12/10/2007

**Expiration Date:**

12/10/2037

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2008A (Geist Landing)	\$2,009,927.00	\$185,213.00

**Parcels:**

<i>Real Property:</i>	5
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	5
<i>Total Gross AV:</i>	\$11,896,400.00
<i>Total Net AV:</i>	\$11,896,400.00
<i>Total Base AV:</i>	\$1,314,010.00
<i>Total Inc. AV:</i>	\$10,582,390.00

# Gateway TIF Management - Redevelopment Report

**T29314 - St. Vincent EDA**

(11 of 39)

**Original Establishment Area:**

St Vincent

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

03/27/2007

**Expiration Date:**

03/27/2037

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Adjustable Rate Demand Taxable Economic Development Revenue Bonds, Series 2007 (BD Northeast Med)		

**Parcels:**

<i>Real Property:</i>	1
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	1
<i>Total Gross AV:</i>	\$56,306,900.00
<i>Total Net AV:</i>	\$2,189,335.00
<i>Total Base AV:</i>	\$0.00
<i>Total Inc. AV:</i>	\$2,189,335.00

# Gateway TIF Management - Redevelopment Report

## T29315 - State Road 37

(12 of 39)

**Original Establishment Area:**

State Road 37

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

07/07/2015

**Expiration Date:**

07/07/2037

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Fishers Redevelopment District Bonds, Series 2011 (SR 37 project)		
Taxable Redevelopment District Refunding Bonds, Series 2020	\$4,163,782.00	\$439,276.50

**Parcels:**

<i>Real Property:</i>	82
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	82
 <i>Total Gross AV:</i>	 \$119,447,700.00
<i>Total Net AV:</i>	\$117,681,826.00
<i>Total Base AV:</i>	\$67,427,399.00
<i>Total Inc. AV:</i>	\$50,254,427.00

# Gateway TIF Management - Redevelopment Report

## T29303 - Britton Park

(13 of 39)

**Original Establishment Area:**

Britton Park

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

06/28/2006

**Expiration Date:**

06/28/2036

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2006A (Britton Park)	\$5,474,238.00	\$1,073,148.00
Taxable Economic Development Revenue Bonds, Series 2019B (SPF15, Inc. Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bonds, Series 2019A (SPF15, Inc. Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2019A		
Taxable Economic Development Revenue Refunding Bonds, Series 2020 (Fishers Station Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2020A		
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2022A		

**Parcels:**

<i>Real Property:</i>	90
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	90
 <i>Total Gross AV:</i>	 \$79,560,800.00

# Gateway TIF Management - Redevelopment Report

Total Net AV: \$78,919,100.00  
 Total Base AV: \$7,349,017.00  
 Total Inc. AV: \$71,570,083.00

**T29304 - Clarian**

(14 of 39)

**Original Establishment Area:**

Clarian

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

08/06/2007

**Expiration Date:**

08/06/2033

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2009 (Clarian Saxony Medical)	\$0.00	\$0.00

**Parcels:**

Real Property: 5  
 Personal Property: 0  
 Other: 0  
 Total: 5

Total Gross AV: \$63,089,900.00  
 Total Net AV: \$3,602,876.00  
 Total Base AV: \$0.00  
 Total Inc. AV: \$3,602,876.00

# Gateway TIF Management - Redevelopment Report

## T29305 - Commons

(15 of 39)

**Original Establishment Area:**

Commons

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

04/22/2009

**Expiration Date:**

04/22/2034

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Town of Fishers, Indiana Redevelopment District Bonds, Series 2009B		
Redevelopment District Refunding Bonds, Series 2017C	\$0.00	\$0.00

**Parcels:**

<i>Real Property:</i>	2
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	2
<i>Total Gross AV:</i>	\$86,200.00
<i>Total Net AV:</i>	\$86,200.00
<i>Total Base AV:</i>	\$86,200.00
<i>Total Inc. AV:</i>	\$0.00

# Gateway TIF Management - Redevelopment Report

## T29306 - Crosspoint

(16 of 39)

**Original Establishment Area:**

Crosspoint

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

04/29/2008

**Expiration Date:**

04/29/2038

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2008 (Crosspoint)	\$1,038,195.92	\$692,006.03

**Parcels:**

<i>Real Property:</i>	4
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	4
<i>Total Gross AV:</i>	\$20,421,500.00
<i>Total Net AV:</i>	\$20,421,500.00
<i>Total Base AV:</i>	\$1,446,608.00
<i>Total Inc. AV:</i>	\$18,974,892.00

# Gateway TIF Management - Redevelopment Report

## T29307 - Downtown

(17 of 39)

**Original Establishment Area:**

Downtown

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

06/11/2001

**Expiration Date:**

06/11/2041

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Town of Fishers Taxable Economic Development Revenue Bonds Series 2013		
Taxable Economic Development Revenue BANs, Series 2015B (LR Project)		
Taxable Economic Development Revenue BANs, Series 2015C (Fishers Urban Development Project)		
Taxable Economic Development Revenue BAMs, Series 2015A (Meyer Najem Proj)		
City of Fishers Redev District COIT BANs, Series 2015		
Taxable Economic Development Revenue Bonds, Series 2016A (Downtown Projects)	\$16,415,000.00	\$1,426,000.00
County Option Income Tax Revenue Bonds, Series 2016	\$5,863,900.00	\$509,100.00
Taxable Economic Development Revenue Bonds, Series 2018C (North of North Project)	\$28,609,000.00	\$2,517,577.00
Taxable Economic Development Revenue Bonds, Series 2019B (SPF15, Inc. Project)	\$21,654,500.00	\$689,000.00
Taxable Economic Development Revenue Bonds, Series 2019A (SPF15, Inc. Project)	\$26,532,867.00	\$942,798.00
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2019A		
Taxable Economic Development Revenue Refunding Bonds, Series 2020 (Fishers Station Project)	\$13,732,000.00	\$1,015,000.00

## Gateway TIF Management - Redevelopment Report

Taxable Economic Development Revenue Bond Anticipation Notes, Series 2020A		
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2022A		
Taxable Lease Rental Revenue Bond Anticipation Notes, Series 2023 (Land Acquisition Project)	\$31,007,200.00	\$0.00
Taxable Economic Development Revenue Bonds, Series 2024 (Nickel Plate North Properties Inc. Project)	\$46,662,000.00	\$3,497,114.00

**Parcels:**

*Real Property:* 248

*Personal Property:* 0

*Other:* 0

*Total:* 248

*Total Gross AV:* \$631,921,500.00

*Total Net AV:* \$587,160,600.00

*Total Base AV:* \$178,070,547.00

*Total Inc. AV:* \$409,090,053.00

# Gateway TIF Management - Redevelopment Report

## T29308 - Fishers Automotive EDA

(18 of 39)

**Original Establishment Area:**

Fishers Automotive EDA

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

03/24/2010

**Expiration Date:**

03/24/2035

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Midwestern Disaster Area Economic Development Revenue Bonds, Series 2011 (Fishers Automotive)	\$1,639,853.00	\$172,563.00

**Parcels:**

*Real Property:* 5

*Personal Property:* 0

*Other:* 0

*Total:* 5

*Total Gross AV:* \$8,789,100.00

*Total Net AV:* \$8,789,100.00

*Total Base AV:* \$3,471,721.00

*Total Inc. AV:* \$5,317,379.00

# Gateway TIF Management - Redevelopment Report

## T29320 - Central Indiana Orthopedics

(19 of 39)

**Original Establishment Area:**

Central Indiana Orthopedica

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

09/13/2016

**Expiration Date:**

09/13/2041

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Economic Development Revenue Bonds, Series 2017A (CIO Project)	\$6,763,890.00	\$379,970.00
Economic Development Revenue Bonds, Series 2017B (CIO Project)	\$2,769,110.00	\$173,340.00

**Parcels:**

*Real Property:* 11

*Personal Property:* 0

*Other:* 0

*Total:* 11

*Total Gross AV:* \$13,957,500.00

*Total Net AV:* \$13,451,324.00

*Total Base AV:* \$138,039.00

*Total Inc. AV:* \$13,313,285.00

# Gateway TIF Management - Redevelopment Report

## T29319 - Sun King PP

(20 of 39)

**Original Establishment Area:**

Sun King PP

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

12/01/2014

**Expiration Date:**

12/01/2039

**Description:**

Personal Property of Sun King

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

**Parcels:**

<i>Real Property:</i>	0
<i>Personal Property:</i>	1
<i>Other:</i>	0
<i>Total:</i>	1
<i>Total Gross AV:</i>	\$252,200.00
<i>Total Net AV:</i>	\$252,200.00
<i>Total Base AV:</i>	\$0.00
<i>Total Inc. AV:</i>	\$252,200.00

# Gateway TIF Management - Redevelopment Report

## T29321 - Metropolitan Airport

(21 of 39)

**Original Establishment Area:**

Airport

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

12/15/2016

**Expiration Date:**

12/15/2041

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Economic Development Revenue Bonds, Series 2025A (Andretti Project)	\$36,120,889.00	\$818,789.00
Subordinate Economic Development Revenue Bonds, Series 2025B (Andretti Project)	\$8,054,857.00	\$183,062.00

**Parcels:**

<i>Real Property:</i>	14
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	14
<i>Total Gross AV:</i>	\$20,109,800.00
<i>Total Net AV:</i>	\$20,109,800.00
<i>Total Base AV:</i>	\$0.00
<i>Total Inc. AV:</i>	\$20,109,800.00

# Gateway TIF Management - Redevelopment Report

## T29322 - The Yard

(22 of 39)

**Original Establishment Area:**

The Yard

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

06/08/2017

**Expiration Date:**

08/05/2043

**Description:**

TIF District for The Yard District

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2018A (The Yard Retail Project)	\$11,807,500.00	\$640,000.00
Taxable Economic Development Revenue Bonds, Series 2018B (The Yard Garage Project)	\$9,950,000.00	\$781,788.00

**Parcels:**

*Real Property:* 8

*Personal Property:* 0

*Other:* 0

*Total:* 8

*Total Gross AV:* \$83,175,900.00

*Total Net AV:* \$83,175,900.00

*Total Base AV:* \$1,167,475.00

*Total Inc. AV:* \$82,008,425.00

# Gateway TIF Management - Redevelopment Report

## T29323 - The Stations

(23 of 39)

**Original Establishment Area:**

The Stations

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

11/04/2019

**Expiration Date:**

02/01/2044

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2019C (The Stations Project)	\$6,397,000.00	\$330,000.00

**Parcels:**

<i>Real Property:</i>	43
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	43
<i>Total Gross AV:</i>	\$30,642,800.00
<i>Total Net AV:</i>	\$26,922,729.00
<i>Total Base AV:</i>	\$14,255,222.00
<i>Total Inc. AV:</i>	\$12,667,507.00

# Gateway TIF Management - Redevelopment Report

## T29324 - Pullman Pointe

(24 of 39)

**Original Establishment Area:**

Pullman Pointe

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

11/04/2019

**Expiration Date:**

02/03/2046

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Economic Development Revenue Bonds, Series 2021A (Pullman Pointe Project)	\$9,674,200.00	\$453,000.00

**Parcels:**

*Real Property:* 2

*Personal Property:* 0

*Other:* 0

*Total:* 2

*Total Gross AV:* \$25,389,700.00

*Total Net AV:* \$25,389,700.00

*Total Base AV:* \$1,251,587.00

*Total Inc. AV:* \$24,138,113.00

# Gateway TIF Management - Redevelopment Report

**T29325 - 126th and Cumberland**

(25 of 39)

**Original Establishment Area:**

126th and Cumberland

**Indiana Code under which the TIF district is established:**

IC 36-7-14.5

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

09/20/2021

**Expiration Date:**

12/31/2048

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Lease Rental Revenue Bond Anticipation Notes, Series 2023 (Land Acquisition Project)	\$31,007,200.00	\$0.00

**Parcels:**

<i>Real Property:</i>	5
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	5
<i>Total Gross AV:</i>	\$30,773,800.00
<i>Total Net AV:</i>	\$30,773,800.00
<i>Total Base AV:</i>	\$97,757.00
<i>Total Inc. AV:</i>	\$30,676,043.00

# Gateway TIF Management - Redevelopment Report

## T29329 - 96th Commercial

(26 of 39)

**Original Establishment Area:**

96th Commercial

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

10/10/2022

**Expiration Date:**

10/10/2047

**Description:**

96th St CRG Commercial

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2023A (River Place Flats LLC Residential Project)	\$0.00	\$0.00

**Parcels:**

*Real Property:* 5

*Personal Property:* 0

*Other:* 0

*Total:* 5

*Total Gross AV:* \$1,231,000.00

*Total Net AV:* \$1,231,000.00

*Total Base AV:* \$1,231,000.00

*Total Inc. AV:* \$0.00

# Gateway TIF Management - Redevelopment Report

**T29328 - 96th Residential**

(27 of 39)

**Original Establishment Area:**

Original Establishment Area

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

10/10/2022

**Expiration Date:**

10/10/2047

**Description:**

96th St and CRG Residential

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2023A (River Place Flats LLC Residential Project)	\$35,864,407.00	\$900,830.00

**Parcels:**

<i>Real Property:</i>	29
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	29
 <i>Total Gross AV:</i>	 \$5,094,300.00
<i>Total Net AV:</i>	\$5,093,850.00
<i>Total Base AV:</i>	\$1,240,924.00
<i>Total Inc. AV:</i>	\$3,852,926.00

# Gateway TIF Management - Redevelopment Report

**T29328 - Andretti (inactive)**

(28 of 39)

**Original Establishment Area:**

Andretti

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

10/24/2022

**Expiration Date:**

10/24/2047

**Description:**

Andretti Airport Expansion

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Economic Development Revenue Bonds, Series 2025A (Andretti Project)	\$0.00	\$0.00
Subordinate Economic Development Revenue Bonds, Series 2025B (Andretti Project)	\$0.00	\$0.00

**Parcels:**

*Real Property:*

*Personal Property:*

*Other:*

*Total:*

*Total Gross AV:*

*Total Net AV:*

*Total Base AV:*

*Total Inc. AV:*

# Gateway TIF Management - Redevelopment Report

**T29330 - REV**

(29 of 39)

**Original Establishment Area:**

REV

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

11/15/2022

**Expiration Date:**

11/15/2047

**Description:**

REV Project

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

**Parcels:**

*Real Property:* 2

*Personal Property:* 0

*Other:* 0

*Total:* 2

*Total Gross AV:* \$1,004,300.00

*Total Net AV:* \$1,004,300.00

*Total Base AV:* \$1,004,294.00

*Total Inc. AV:* \$6.00

# Gateway TIF Management - Redevelopment Report

## T29327 - Highline

(30 of 39)

**Original Establishment Area:**

Original Establishment Area

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**Establishment Date:**

04/11/2022

**Expiration Date:**

02/01/2047

**Description:**

Highline Project

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2022 (The Highline Project)	\$12,731,000.00	\$435,000.00

**Parcels:**

*Real Property:* 4

*Personal Property:* 0

*Other:* 0

*Total:* 4

*Total Gross AV:* \$11,066,400.00

*Total Net AV:* \$11,066,400.00

*Total Base AV:* \$20,555.00

*Total Inc. AV:* \$11,045,845.00

# Gateway TIF Management - Redevelopment Report

## T29331 - District South

(31 of 39)

**Original Establishment Area:**

District South

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Area needing redevelopment

**Establishment Date:**

10/09/2023

**Expiration Date:**

12/31/2048

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2024B (District South Project)	\$17,400,000.00	\$1,304,636.00

**Parcels:**

<i>Real Property:</i>	8
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	8
 <i>Total Gross AV:</i>	 \$602,700.00
<i>Total Net AV:</i>	\$602,700.00
<i>Total Base AV:</i>	\$602,700.00
<i>Total Inc. AV:</i>	\$0.00

# Gateway TIF Management - Redevelopment Report

## T29332 - Cityview

(32 of 39)

**Original Establishment Area:**

Cityview Allocation Area

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

Redevelopment project area

**Establishment Date:**

06/03/2024

**Expiration Date:**

08/01/2049

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2024 (CityView Project)	\$21,919,628.00	\$0.00
Taxable Economic Development Revenue Bonds, Series 2024C (CityView Tax Increment Revenue)	\$0.00	\$0.00

**Parcels:**

<i>Real Property:</i>	10
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	10
<i>Total Gross AV:</i>	\$3,802,800.00
<i>Total Net AV:</i>	\$3,802,800.00
<i>Total Base AV:</i>	\$3,802,800.00
<i>Total Inc. AV:</i>	\$0.00

# Gateway TIF Management - Redevelopment Report

**T29333 - Union**

(33 of 39)

**Original Establishment Area:**

Crossing

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

01/21/2025

**Expiration Date:**

08/02/2050

**Description:**

Crossing

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

**Parcels:**

<i>Real Property:</i>	1
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	1
<i>Total Gross AV:</i>	\$23,900.00
<i>Total Net AV:</i>	\$23,900.00
<i>Total Base AV:</i>	\$23,900.00
<i>Total Inc. AV:</i>	\$0.00

# Gateway TIF Management - Redevelopment Report

## T29334 - Crossing

(34 of 39)

**Original Establishment Area:**

Union Allocation Area

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

01/21/2025

**Expiration Date:**

08/01/2050

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

**Parcels:**

<i>Real Property:</i>	2
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	2
<i>Total Gross AV:</i>	\$9,200.00
<i>Total Net AV:</i>	\$9,200.00
<i>Total Base AV:</i>	\$9,200.00
<i>Total Inc. AV:</i>	\$0.00

# Gateway TIF Management - Redevelopment Report

## T29335 - Crossing Lot 3

(35 of 39)

**Original Establishment Area:**

Crossing Lot 3

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

01/22/2025

**Expiration Date:**

08/02/2050

**Description:**

Crossing Lot 3

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

**Parcels:**

<i>Real Property:</i>	1
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	1
<i>Total Gross AV:</i>	\$1,100.00
<i>Total Net AV:</i>	\$1,100.00
<i>Total Base AV:</i>	\$1,100.00
<i>Total Inc. AV:</i>	\$0.00

# Gateway TIF Management - Redevelopment Report

## T29336 - Crossing Lot 5

(36 of 39)

**Original Establishment Area:**

Crossing Lot 5

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

01/21/2025

**Expiration Date:**

08/02/2050

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

**Parcels:**

<i>Real Property:</i>	1
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	1
<i>Total Gross AV:</i>	\$3,500.00
<i>Total Net AV:</i>	\$3,500.00
<i>Total Base AV:</i>	\$3,500.00
<i>Total Inc. AV:</i>	\$0.00

# Gateway TIF Management - Redevelopment Report

## T29337 - Crossing Lot 6

(37 of 39)

**Original Establishment Area:**

    Crossing Lot 6

**Indiana Code under which the TIF district is established:**

    IC 36-7-14

**This TIF district is part of the following:**

    Economic redevelopment area

**Establishment Date:**

    01/27/2025

**Expiration Date:**

    08/02/2050

**Description:**

    None

**Expansion Areas:**

    None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

**Parcels:**

<i>Real Property:</i>	1
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	1
<i>Total Gross AV:</i>	\$764,800.00
<i>Total Net AV:</i>	\$764,800.00
<i>Total Base AV:</i>	\$764,800.00
<i>Total Inc. AV:</i>	\$0.00

# Gateway TIF Management - Redevelopment Report

## T29338 - Grey Eagle Golf Course

(38 of 39)

**Original Establishment Area:**

Grey Eagle - Golf Course

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

07/21/2025

**Expiration Date:**

02/01/2050

**Description:**

Grey Eagle Course tied to 2025B

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2025B (Gray Eagle Golf Course Project)	\$0.00	\$0.00

**Parcels:**

<i>Real Property:</i>	7
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	7
<i>Total Gross AV:</i>	\$194,100.00
<i>Total Net AV:</i>	\$194,100.00
<i>Total Base AV:</i>	\$194,100.00
<i>Total Inc. AV:</i>	\$0.00

**T29339 - Grey Eagle Multifamily**

(39 of 39)

**Original Establishment Area:**

Grey Eagle Multifamily

**Indiana Code under which the TIF district is established:**

IC 36-7-14

**This TIF district is part of the following:**

Economic redevelopment area

**Establishment Date:**

07/21/2025

**Expiration Date:**

02/01/2050

**Description:**

Grey Eagle Multifamily tied to 2025C

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2025C (Gray Eagle Multi-Family Project)	\$0.00	\$0.00

**Parcels:**

*Real Property:* 2

*Personal Property:* 0

*Other:* 0

*Total:* 2

*Total Gross AV:* \$2,481,600.00

*Total Net AV:* \$2,481,600.00

*Total Base AV:* \$2,481,600.00

*Total Inc. AV:* \$0.00

Calendar Year  
2025

# Annual Report – Tax Increment Financing



## FISHERS REDEVELOPMENT COMMISSION

The Fishers Redevelopment Commission was created to serve the city for the purpose of reviewing redevelopment proposals for underdeveloped and blighted areas.

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## Fishers Redevelopment Commission (“FRDC”) Background

### What is the FRDC?

The FRDC is a body of five citizens that reviews and acts on redevelopment activities as defined by Indiana Code 36-7-14. These activities can include acquiring real property; laying out and constructing public improvements such as infrastructure and parks; rehabilitating, maintaining or demolishing real property; disposing of property; and making payments required or authorized for bonds and redevelopment activities in Fishers (the “City”).

In addition, the FRDC authorizes the issuance of bonds for redevelopment districts (The “District”), in the name of the City, in anticipation of revenues of the District and to use the proceeds of such bonds to acquire and redevelop property in the Economic Development Area (“EDA”). A redevelopment commission is charged with finding ways to address areas needing redevelopment in the manner that best serves the social and economic interests of the unit and its inhabitants. They also consider the authorization of Tax Increment Financing (“TIF”) districts.

### Who are the members?

- Five citizens are appointed to be members of the FRDC. Two members are appointed by the City Council and the remaining three members are appointed by the Mayor. There is an additional non-voting member that is appointed by the Hamilton Southeastern School Board. Each member’s term is one year in length and expires on January 1 of each year. The following are the 2024 Members of the FRDC:
  - Brad Johnson (President)
  - Anderson Schoenrock (Vice President)
  - Tony Bonacuse (Secretary)
  - Damon Grothe
  - Dan Canan
  - Dawn Lang (School Board Representative)
  
- The daily operations of the FRDC are handled by City employees primarily from the Controller’s Department and Economic Development Department at no cost to the FRDC. The following employees are primarily responsible for FRDC functions:
  - Megan Baumgartner (Economic and Community Development Director)
  - Reid Pittard (Assistant Director of Economic Development)
  - Lisa Bradford (City Controller)
  - Lawrence Summers (Senior Controller Staff, Economic Development)

### When was it created?

The FRDC was created in March of 1989 out of a growing need for redevelopment.

## Why is it important?

The FRDC is vital to the City's development for its ability to create TIF districts to spur development activity in certain areas and to pledge TIF revenues toward the repayment of debt incurred for redevelopment purposes. The FRDC authorizes the issuance of debt in the redevelopment district. Statutory debt for the redevelopment district is based on the assessed value of the district which is the same as the City's assessed value. In addition, the FRDC acts as an oversight committee for the City to investigate, study, and select areas that need redevelopment or economic development.

## Where does the FRDC have jurisdiction?

The FRDC's jurisdiction is congruent with the City of Fishers' city limits.

## What has the FRDC done in recent history?

The following are significant actions passed by the FRDC since 2007.

### 2007 Highlights

- Approve Economic Development Plan for the Shops at Geist Pointe and declare the area an Economic Development Area (EDA) and an allocation area.
- Approve economic development plan for Olio Road/I-69 and designate the related EDA to encourage growth near the Exit 10 interchange area.
- Pledge of TIF revenues to the payment of the Town of Fishers, Indiana Taxable Economic Development Revenue Bonds, Series 2007 B (BD Northeast Medical Center Development, LLC Project) (the 2007 Bonds) used for infrastructure and utility costs of the St. Vincent emergency facility on 26 acres at Exit 10. The project consists of a 120,000 square foot building comprised of three (3) stories with helipad. The anchor programs consist of a free-standing emergency departments, diagnostic imaging services, and an ambulatory surgery center.
- Approval of and EDA and Allocation Area designated as the St. Vincent Economic Development Area.

### 2008 Highlights

- Approval of Economic Development Plan for the Shops at Geist Pointe and declaration of the area an Economic Development Area (EDA) and an allocation area.
- Pledge of TIF revenues to the payment of the Town of Fishers, Indiana Taxable Economic Development Revenue Bonds, Series 2008A (Shops at Geist Pointe, LLC Project) (the 2008 Bonds) to be loaned to Shops at Geist Pointe LLC and applied to certain demolition costs and costs of the construction of certain road, drainage, sanitary, sewer and other infrastructure improvements.
- Designation Crosspoint TIF District and approval of related project. Concourse at Crosspoint is a Class A office park located along the west side of I-69 close to 106<sup>th</sup> Street.
- Pledge of TIF Revenues to economic development bonds for the Concourse at Crosspoint
- Approval of Economic Development Agreement with Clarian Health Partners. The project was for a medical and health related facility. As part of the project, the City (Town at the time) provided necessary public infrastructure in the area.

- Designation of Clarian Allocation Area.
- Approval of Clarian bonds for Infrastructure improvements in the area

#### 2009 Highlights

- Designation of Clarian Allocation Area.
- Pledge of TIF revenues to the payment of the Town of Fishers, Indiana Taxable Economic Development Revenue Bonds, Series 2009 (Clarian Saxony Medical Center Project) to finance certain infrastructure improvements.
- Approval of economic development agreement with Interchange Diversified, LLC for a mixed-use development located near the intersection of State Road 238 and 136<sup>th</sup> Street.
- Approval to issue bonds for infrastructure and other costs related to development near SR 238 and 136<sup>th</sup> Street and near the southwest intersection of I-69 and SR 238 (Saxony Bonds).
- Designation of Saxony Allocation Area. The property tax increment from this approximately 100-acre area will support the debt service for the Saxony Bonds.
- Designation of Village, Commons and Town Allocation Areas in the Olio Road/I-69 EDA.
- Approve Research and Technology Park EDA and Allocation Area.

#### 2010 Highlights

- Approval of amendment to the lease agreement to allow for the refunding of RDA Lease Rental Revenue Bonds of 2001 with the Fishers RDA Lease Rental Refunding Bonds of 2010.
- Approval of Fishers Automotive Project and related bonds authorized.
- Approval of River Place Project.
- Approval of Lease Financing for 96th and Allisonville Road Project backed by special benefits taxes.
- Approval of the State Road 37 Economic Development plan and designation of the State Road 37 EDA and Allocation Area.
- Authorization of State Road 37 bonds issued by the Town of Fishers.
- Approval of Fishers Automotive Economic Development Agreement and Allocation Area.

#### 2011 Highlights

- Pledge of TIF revenues to the repayment of the Town of Fishers Redevelopment District Bonds, Series 2011 (State Road 37 Project).
- Approval of bonds related to improvements in the Geist Annexation Area
- Pledge of TIF revenues to the repayment of the Economic Development Revenue Bonds, Series 2011 (Fishers Automotive Project).

#### 2012 Highlights

- Approval of expansion of SR 37 EDA.
- Approval of expansion of Fishers/I-69 EDA.

#### 2013 Highlights

- Acquisition of property from US post Office and transfer of property to the Town of Fishers for downtown redevelopment.

- Acquisition of property in the Downtown area to spur redevelopment.
- Approval of Blast media EDA.
- Approval of Lease Agreement with Forum Credit Union for Blast Media space.
- Approval of Blue Bridge Digital EDA and subsequently approval of associated sublease.

### 2014 Highlights

In 2014, the FRDC approved several projects in the Downtown TIF district. The major projects are described in more detail below.

#### *The Depot at Nickel Plate*

- 241 Luxury Apartments
- 15,719 square feet ground floor retail
- Approximately 430 structured parking garage spaces
- Approximately 50-75 additional jobs
- \$40M total project investment
- Completed in April 2015

#### *Central Green Improvements*

- Improved public green space plaza
- 20+ additional trees

#### *The Edge*

- 60,187 square feet mixed-use (3-story)
- 22,000 square feet leased by Community Health Network
- Restaurants, retail, medical office, office space
- 330 space parking garage
- \$18M total project investment
- Approximately 100-150 additional jobs
- Completed in 2016

#### *The Switch*

- 33,150 square feet mixed-use building (3-story)
- Restaurants, retail, office
- 100+ Class A luxury apartments (Studio, 1BR, 2BR)
- 400+ space parking garage (Shared by tenants/public)
- Approximately 100-120 additional jobs
- Enhanced train platform and pedestrian plaza
- \$28.5M total project investment
- Completed in 2016

#### *Meyer Najem Building*

- 40,000 square feet office building (2-story)
- 71 new jobs from Meyer Najem Headquarters (15 additional jobs by 2019)
- 115 space parking lot

- \$7M total project investment

#### *116th St. Pocket Park*

- Temporary urban pocket park
- Promotes activity through ping pong table, stage, benches, and bike racks
- Serves as a venue for community art

#### 2015 Highlights

The FRDC took actions to help secure the following companies in Fishers in 2015.

#### *Blue Bridge Digital, LLC*

The FRDC approved a sublease agreement for a 9,095 square foot office space in the Meyer Najem building in downtown Fishers for Blue Bridge Digital, an app development and service company, primarily focused on non-profit groups, colleges and small businesses. The company expects a \$50,000 total investment in Fishers. Blue Bridge expects to add approximately 32 jobs for an estimated total expected job of 60 and is one of Launch Fishers success stories. In addition to these, the FRDC also approved subleases for **12 Stars Media** (a video production company) and **Quad Med, LLC** (Medical Clinic) for spaces in the Meyer Najem building on the second floor which is master leased by the FRDC.

#### *Launch Fishers*

In 2015 the FRDC approved a lease with **Launch Fishers** for a 51,571 space that was previously used by Deca Financial Services. The property will allow Launch Fishers accommodate the growth in members since its inception in 2012. Launch Fishers has grown to approximately 550 members. Launch Fishers was developed with entrepreneur John Wechsler to serve the unique needs of entrepreneurs working to start and build high-potential enterprises across a broad range of categories including technology, health information, life sciences, biotech, agri-tech and more. More than just a space, however, Launch Fishers offers its members the opportunity to connect and collaborate with like-minded individuals.

#### *Ginovus*

The FRDC also approved a 10-year lease with **Ginovus**, a site selection consulting company, for a 6,444 square foot space owned by the City located in The Switch office building.

#### *IKEA*

IKEA announced plans to open a 296,000 square foot store in Fishers in 2017 at a total investment of \$40,000,000. It is expected to bring 250 jobs to Fishers.

#### *CloudOne*

The FRDC approved an economic development agreement with CloudOne to place them as a tenant in The Switch building. Along with CloudOne and Ginovus, another major tenant in the Switch building is Purdue University College of Pharmacy's Center for Medication Safety Advancement and Purdue Manufacturing Extension Partnership.

### *Four Day Ray*

Four Day Ray as a mixed-use development with 2nd floor dedicated to tech office space and 1st floor to a brewery/restaurant. Total investment is estimated to be \$6,200,000.

### **2016 Highlights**

The FDRC was involved in approving following projects in 2016.

#### *Citimark Partners*

As part of a \$32.7 million development plan, Indianapolis-based Citimark committed to purchase a 23-acre site that includes the former Charles Schwab & Co. regional client center on the corner of Visionary Way and Technology Lane and the building that houses Launch Fishers in the city's Certified Technology Park. Citimark plans to spend \$4.5 million to renovate the Schwab building. It also intends to add 80,000 square feet of additional office buildings on the property, which will be transformed into a corporate campus with walking trails and shared amenities such as food services and open green space.

#### *Central Indiana Orthopedics*

Muncie-based Central Indiana Orthopedics plans to spend \$13 million to start a 37-acre technology-focused medical campus in Fishers that would include a clinic and surgery center for the health care provider along with additional space for medical offices. The development, to be called MedTech Park, would encompass 37 acres to the east of St. Vincent's Hospital along 136th Street and Interstate 69 and would be worth about \$52 million when fully completed. Central Indiana Orthopedics plans to buy the entire property and construct a 50,000-square-foot facility that will have space for a clinic, surgery center, and imaging and physical therapy services.

#### *RQAW Engineering*

RQAW Corp. plans to invest \$4 million to relocate its headquarters and 60 employees to the new building. They plan to build a 30,000 square foot office building. The engineering and architecture firm would occupy 15,000 square feet of space on the second and third floors.

#### *Fishers District at The Yard*

Developer Thompson Thrift Retail Group plans to develop a project called The Yard, which could cost \$40 million to \$60 million to develop. It would be adjacent to the new Ikea store and near the Top golf venue. The 17-acre property would be redeveloped into a culinary and entertainment center with 10 to 12 lots for restaurants and possibly a combination theater-dining establishment. The development would also include an acre of green space and up to two buildings totaling 3,000 square feet that would be used for shared culinary space to incubate new businesses, like Launch Fishers.

#### *Braden Business Systems*

Braden Business Systems is building a 35,000-square-foot, four-story building and plans to bring more than 70 jobs to Fishers' emerging downtown, called the Nickel Plate District. The business is building on land the city owned north of the Switch apartment complex. The company will operate on the top two

floors of the building and also plans to lease a 10,000-square-foot warehouse nearby. Fishers estimates the company's investment at \$5.6 million to \$7 million. The City will Master Lease 15,000 square feet.

### *1 North (Now Spark Apartments)*

A \$47 million mixed-use project on the northwest corner of North Street and Lantern Road is currently under construction. The Fishers City Council provided \$16.5 million in economic incentives. The project, which is a collaboration between three companies, is slated to include a three-story, 30,000-square-foot office building, 500-space parking garage and a four-story mixed-use building with 240 apartments and 5,000 square feet of commercial space.

## 2017 Highlights

The FDRC was involved in approving following projects in 2017.

### *IoT Lab:*

The first Internet of Things (IoT) laboratory in the state of Indiana and is located on Technology Drive in NE Commerce Park. This is a public private partnership that is intended to facilitate the next wave of entrepreneurs from Launch Fishers. The building is 24,562-square-feet and is designed to house a combination of maker areas, development labs, and testing spaces for companies to experiment in designing new IoT technologies.

### *Police Station and Garage:*

Due to the exponential growth the City of Fishers has enjoyed there is a need for a larger police station to house the staff and courts. The new police station will wrap a parking garage the will serve both the city's and public's purposes. The station is located just east of the existing station on Municipal Drive.

### *CEDIA*

CEDIA (Custom Electronic Design and Installation Association) is constructing a new 40,000 square foot \$13.7 million headquarters in Delaware Park along Kincaid Drive and visible from I-69. 30,000 square feet are intended to be used by CEDIA and the balance of space will be rented to other businesses. CEDIA represents 3,700 member companies worldwide and serves more than 30,000 industry professionals that manufacture, design, and integrate goods and services for the connected home.

### *Geist Park*

The city is investing in a 70-acre waterfront park at Geist Reservoir. The park will be developed at the last-remaining undeveloped parcel of the 1,900-acre reservoir, located approximately at 111th Street on the east side of Ohio Road. The cost of land acquisition is \$15.7 million and now that the land price is settled the city will proceed with the planning process to determine how the park will be developed.

### *Knowledge Services*

Knowledge Services is planning to construct an 80,000-square foot \$17 million headquarters on a 17-acre parcel on USA Parkway and I-69 with the addition of 400 new jobs by 2021. Knowledge Services is

the largest government MSP (managed service provider) in the nation with eight state accounts and counting.

## 2018 Highlights

### *BW*

A \$10 million development is currently under construction on the northeast corner of the Fishers' Municipal Complex. The 4-story building will add to the vibrancy of the municipal ellipse, providing 45,000 square feet of office space options to innovative companies, looking to locate in Fishers. The City of Fishers is contributing a 10-year tax abatement to the project.

### *Flexware Headquarters*

Flexware Innovation continues to invest in Fishers, with their intent to develop a 35,000 square foot office building, to serve as the company's headquarters. The \$3.5 million project will sit to the northwest of the Nickel Plate District Amphitheater and include a 100- space surface parking lot, available to the public, after working hours. The City of Fishers is contributing incentives to the project through a tax abatement, utility relocation, and impact fee waivers.

### *TechWay:*

The Hageman Group intends to develop a 3 story, 31,000 square foot office building, at the entrance of the City's Certified Tech Park (CTP). In the heart of Fishers' Nickel Plate District, the building will be surrounded by walkable amenities, including the future Nickle Plate Trail. Situated as the gateway to the CTP, the building will provide an opportunity for growing, innovation companies to participate in the entrepreneurial economy of Fishers. The total project investment is \$8.5 million. The City of Fishers will provide \$2.06 million in bond proceeds and a waiver of impact fees to assist with costs, only in the event the building is pre-leased and under construction in a 30-month time frame.

### *Browning Investment and First Internet Bank:*

In December 2018, Browning Investments announced plans for a \$157 million development in the Fishers' Nickel Plate District, on the north and south sides of 116th Street. Anchoring the project is the 6 story, 175,000 square foot First Internet Bank Headquarters, situated on the south side of the development. The south side will also consist of a 750-space parking garage and a 110-room boutique hotel. First internet Bank intends to occupy the upper 5 floors of the building with the first-floor retail and an event center.

### *Hub & Spoke*

A \$14 million makerspace and design center are planned for 106th street along the future Nickel Plate Trail. The 86,000 square foot project will consist of a training facility, a maker's space, a community connect coworking spaces, and an event space. The project intends to increase awareness around the skilled trades and broadening the career options for students.

## 2019 Highlights

### *Nickel Plate Hotel*

In December 2019, Browning Investments, Dora Hotel Company, and the City of Fishers announced the plans to bring a 5-story, 116-room high-end, boutique hotel to the city's downtown Nickel Plate District. The \$21 million Hotel Nickel Plate is a part of the larger master development by Browning announced in December 2018, which includes First Internet Bank's new 180,000 square foot headquarters. The Tapestry Collection by Hilton hotel will feature a full-service restaurant on the first floor and Nickel Plate Trail access. The project aims for a completion date in 2022.

### *Mattingly Development*

Fishers-based Mattingly Construction announced plans for a \$7 million development at Sunlight Drive, off the 106th Street interchange. The first phase will feature three buildings 8,227ft<sup>2</sup>, 10,433 ft<sup>2</sup>, and 14,600 ft<sup>2</sup> respectively, on three of the twelve-acre joint parcel. The development is intended to provide leasing alternatives to small businesses in Fishers.

### *Pullman Pointe*

Indianapolis-based Scannell Properties announced plans for a \$29 million 180-unit multifamily at Lantern Road and Fishers Point Boulevard. The project will consist of two multifamily buildings, a clubhouse, limited retail, and a leasing center. A completion date for this project will fall in 2021.

### *Strongbox*

Strongbox, an Indianapolis- based commercial developer, announced plans to rehabilitate the former Marsh Supermarkets property located at 96th Street and Lantern Road. Strongbox, plans to invest \$7 million to demolish 20,000 ft<sup>2</sup> of the existing building to accommodate a new tenant to the community, add landscaping and parking lot improvements, and build a 10,000 ft<sup>2</sup> out lot retail building.

### *Crew Carwash Headquarters*

In April of 2019, Crew Carwash announced plans to build a \$10 million & 40,000 square foot headquarters and carwash on 116th street, off I-69, near Top Golf.

### *The Station*

Thompson Thrift announced The Stations, as the final phase of their mixed- used development project, which currently consists of the newly developed culinary- focused Fishers District project. The Stations will sit on 8.6 acres of land, adjacent to Fishers District and include a hotel, townhomes, a restaurant, 8800 sf<sup>2</sup> of retail and 60,000 sf<sup>2</sup> of commercial office.

### *Maple Sturup*

In 2019, Maple Sturup, LLC announced plans for a \$2.7 million, 3- story, 16,280 sf<sup>2</sup> office building on Maple Street in Fishers Nickel Plate District. This announcement come after the completion of its sister- building, Master Station, which sits adjacent.

## 2020 Highlights

### *Genezen Labs*

Genezen Labs, a viral vector production contractor for gene and cell therapy, plans to open an R&D lab and clean manufacturing facility with office space in the Crosspoint Business Park. Genezen has committed to growing by 36 employees by 2024 and investing \$7.8 million in capital improvements as part of their incentive package.

### *INCOG BioPharma*

INCOG BioPharma announced plans to establish its first manufacturing facility and global headquarters in Fishers, in the Exit 5 Business Park. INCOG intends to invest \$60 million in the new location, creating up to 150 new jobs by the end of 2024. The startup is breaking ground in 2021, with plans to be fully operational in the first half of 2022.

### *Knowledge Services*

Knowledge Services announced its purchase the old Marsh Headquarters building in the Crosspoint Business Park. The Indianapolis-based government and commercial workforce management software company will occupy a portion of the 165,000 sf building, while leasing the remaining unused space to other tenants.

### *Memory Ventures*

Fishers-based Memory Ventures announced plan to purchase and relocate into the former Marsh building at 96th Street & Lantern Road. The company plans to invest \$1 million in renovating the space, occupying part of the site and leasing the remaining available space. Memory Ventures' move to the building is a part of the larger redevelopment push, along 96th street.

### *Round Room*

Round Room announced its acquisition of the two-story, 190,000-square-foot property at 10300 Kincaid Dr. Round Room (old Roche building), which had sat vacant for several years. The nation's largest Verizon authorized retailer plans on renovating the building, while occupying 120,000 square feet and leasing the remainder to tenants. The move allows Round Room to consolidate more than 200 of its employees.

### *U.Group*

Washington, D.C. area-based U.Group announced plans to establish a Fishers location in January 2020. The digital transformation partner selected Fishers for its Midwest office, planning to create up to 130 high-wage jobs in the surrounding community, spanning the full range of its capabilities—including technology, data, consulting, and creative services. The company is operating out of Launch Fishers, until it can identify a permanent location in Fishers.

### *ZergNet*

The New York- based digital media tech company announced its plans to establish a Midwest presence, with its move into space in the Meyer Najem Building in Fishers. The company's relocation is a part of the City's master-lease program, which provides companies with flexible short-term lease options.

## 2021 Highlights

### *Fishers Life Science and Innovation Park*

The city purchased 75 acres at the intersection of 126<sup>th</sup> and Cumberland Road to create a new Life Science and Innovation Park to recruit new companies to Fishers. The RDC completed the purchase in August.

### *Stevanato Group*

Stevanato Group committed to build a new, 375,000 SF pharmaceutical manufacturing facility in the Fishers Life Science and Innovation Park. The facility will produce sterilized vaccine vials and cartridges. The total investment will exceed \$200 million and the company plans to hire 200 new employees with average salaries of \$75,000.

### *List Bio*

List Bio committed to building a new 110,000 SF pharmaceutical manufacturing facility in Fishers. List will manufacture microbiome treatments in a CDMO facility and hire 200 new employees. They will build this facility in the Life Science and Innovation Park.

### *Quantigen*

Quantigen, a diagnostic pharmaceutical company, announced plans to expand its footprint in Fishers by moving into 10300 Kincaid Blvd. The company plans to invest nearly \$7M and hire an additional 26 employees.

## 2022 Highlights

### *Stevanato Group*

Stevanato Group announced an expansion of its Fishers facility in 2022. The expansion increases the building to over 500,000 SF and a total investment of \$515 million. Stevanato is an Italian pharmaceutical glass manufacturer of vaccine vials and cartridges. This facility will be their first US manufacturing location.

### *The Next Phase of Fishers District*

The Next Phase of Fishers District was announced in September 2022. This \$550M investment includes the Fishers Event Center, the Union at Fishers District, and the development area surrounding the Fishers Event Center. The Fishers Event Center is 8,000 seat arena that will HSE School District graduations, community events, and will be the new home of the Indy Fuel.

The Union at Fishers District is an extension of the Yard at Fishers District, with an additional hotel, multi-family project, and first-in-class restaurants, retail, and entertainment options. The Union will connect The Yard with the Slate, down to the Fishers Event Center and surrounding area.

### *Andretti Autosport Global Headquarters*

Andretti Autosport announced its plans to construct its new global headquarters in Fishers at the Indianapolis Metropolitan Airport. Andretti began construction on the 580,000 SF facility at the end of

2022 and they plan to hire 500 additional employees over the next several years and relocate over 100 to the new Fishers location.

Andretti plans to purchase all of the remaining developable area at the Indy Metro Airport with the goal of developing a true campus along the Nickel Plate Trail.

### *REV Condominium Project*

In 2022, the City was able to announce its first condominium project in the Nickel Plate District. Birkla Investments and Mike Alboher plan to redevelop the site at 8603 E. 116<sup>th</sup> Street into a 5-story for-sale luxury condo project. The first two floors will have a mix of retail and office and will overlook the Nickel Plate Trail.

## 2023 Highlights

### *CityWalk*

Located just south of Al-Huda on Lantern Road, the CityWalk project is a \$75,000,000 mixed-use development on the Nickel Plate Trail. There will be 80 multi-family units, over 100 for-sale condos, and 40 townhomes as part of this development.

### *District South*

Rebar Development assembled 8 parcels on the south side of South Street within the Nickel Plate District to create the District South Development. This mixed-use development is a lower-density development to account for the residential neighborhood to the south. The Annex Group has committed to relocating its headquarters to Fishers as part of the \$32,400,000 project. One particular highlight of the project are the 7 small-business studios that will allow for flexible leasing rates to support entrepreneurs and small businesses.

### *CityView*

At the SW corner of 116<sup>th</sup> and Lantern Road, Higher Ground Development assembled approximately 2 acres to create an \$89,400,000 mixed unit development with internal parking garage. There will be approximately 150 age-restricted multi-family units and 16,000 SF of retail and commercial space within the development.

### *Life Science*

The City of Fishers continued to set itself apart in the life science industry with new companies and developments committing to Fishers. Pure Pharmacy is expanding in the Patch Development building at Indy Metro Airport. They plan on hiring 50 new employees and investing over \$4.5M.

Two additional companies committed to the Fishers Life Science and Innovation Park, taking the remaining 8 acres within the park. The \$15,000,000 project will have additional space for one more tenant in the building, along with RCS Medical and Certus.

## 2024 Highlights

### *INCOG BioPharma Expansion*

INCOG announced their plans for a Phase II expansion in 2024 with a commitment to grow their headcount by another 175 employees with average salaries of \$72,000. This expansion includes a new building, fill-finish equipment and \$40M in new investment. They currently have 150 employees at their Fishers location.

### *Prema Racing*

Prema Racing, an Italian Formula 1 and racing company, announced their new IndyCar team and North American HQs in Fishers. They are leasing 90,000 SF off of 96th Street and Masters Road and will hire 85 new employees with an average salary of \$142,000.

## 2025 Highlights

### *Stevanato Group*

Stevanato Group has increased its original commitment in the Fishers Life Science & Innovation Park by 186 new jobs and \$257 million. The expansion will support the production of EZ-fill vials and syringes throughout North America.

### *INCOG Phase 3*

In December of 2025, INCOG announced a \$180 million phase 3 expansion to add three additional filling lines and help meet global demand for their products. The third building will be 80,000 square feet and help hold the company's projected 1,000 total employees by 2030.

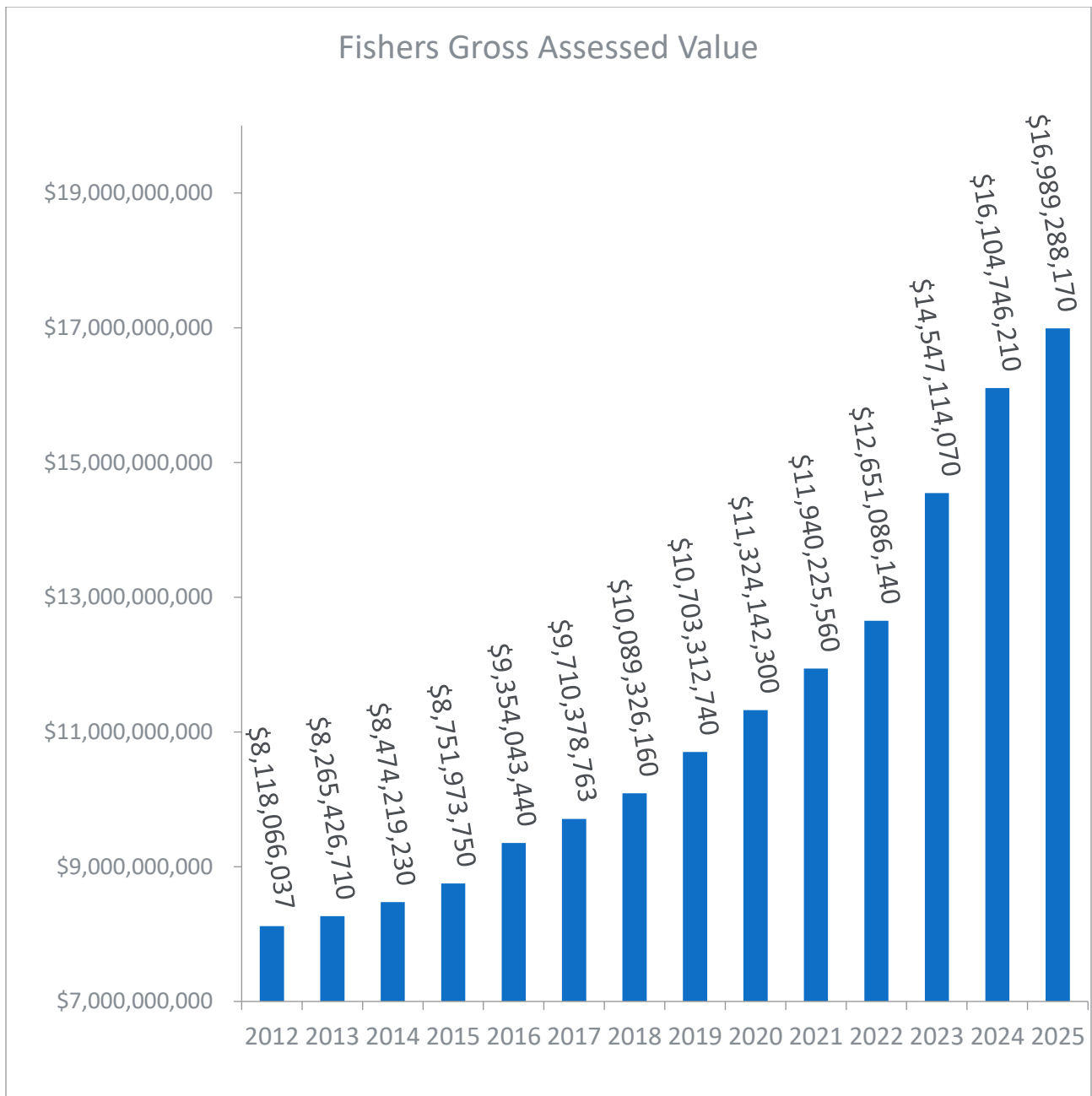
## New Committed Jobs:

This table illustrates the job growth in Fishers from 2018 – 2025 and represents how new development is impacting the jobs sector in a positive way for Fishers’ residents. For 2025, the average salary of the new jobs was \$82,921 with a total amount investment of \$524 million.

	2019	2020	2021	2022	2023	2024	2025
New Jobs Committed	1109	1101	955	1,286	625	388	656

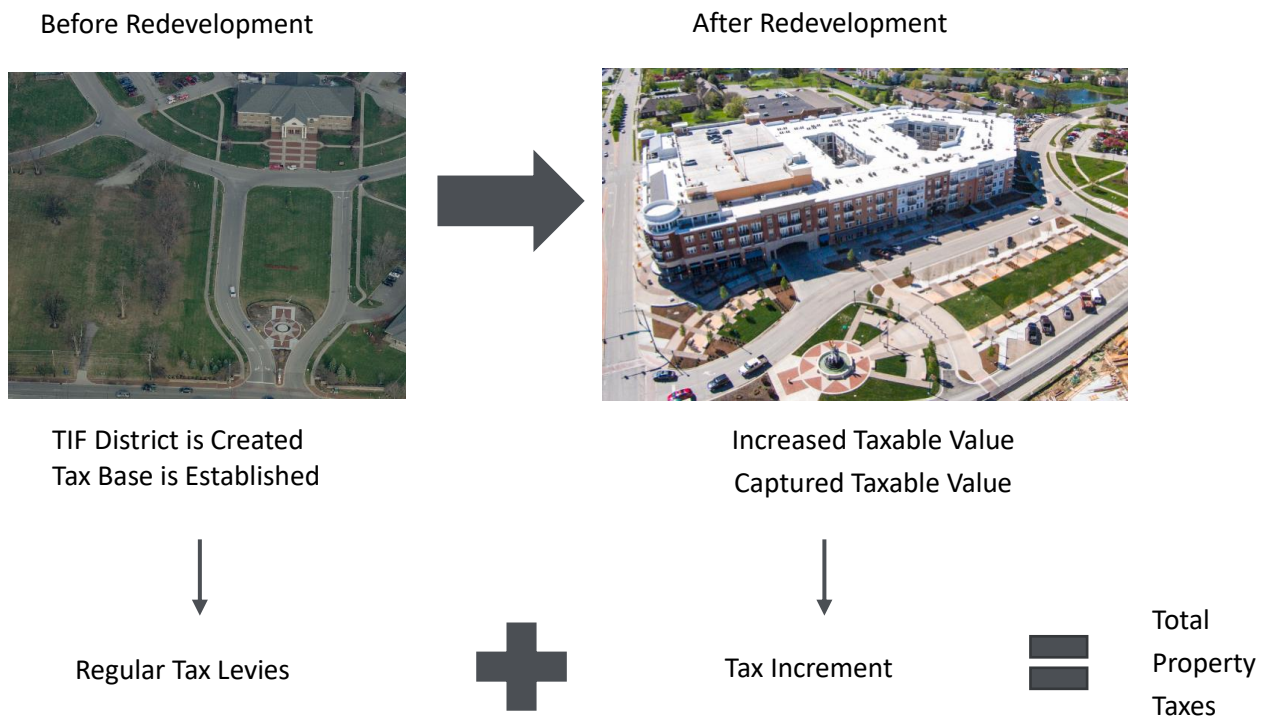
## Gross Assessed Value Growth (“GAV”)

Fishers has seen a steady rise in Gross Assessed Value over the past few years (refer to graph below). This growth can be explained from Fishers’ growing population as well as the expansion and redevelopment of many locations throughout the City. A portion of the AV growth has occurred in the downtown area, which is being rehabilitated into a dynamic urban center where people can eat, live, shop, and work (refer to Downtown TIF District for more detail). According to a report in 2019, the impact to overlapping districts has been far outweighed by the impact of new growth and projects to the City and areas as a whole.



## 2025 Active TIF Districts

The FRDC has created a total of 39 TIF districts and covers approximately 2,528 acres as of December 31, 2025 (Refer to the table on Page 18). The TIF revenues captured and available for use in redeveloping the associated TIF districts are based on the increase in assessed value of the area after it is established as a TIF district. TIF captures only the incremental increases in taxes for the area designated as a TIF district. Those incremental increase in taxes are considered TIF revenue. This captured revenue is then used for improvements within that TIF District or in areas that would benefit the TIF District. Below is a basic illustration of how TIF revenues are captured.



## Assessed Value Information by TIF District (24 Pay 25)

TIF District	Gross AV	Net AV	Base AV	Incremental AV
116th St Fishers	86,719,900	86,719,900	26,279,921	60,439,979
Allisonville Corridor	142,170,000	137,595,351	82,958,496	54,636,855
Britton Park	79,560,800	78,919,100	7,349,017	71,57,083
Clarian	63,089,900	3,602,876	0	3,602,876
Commons	86,200	86,200	86,200	0
Crosspoint	20,421,500	20,421,500	1,446,608	18,974,892
Downtown	631,921,500	587,160,600	178,070,547	409,090,053
Fishers Automotive EDA	8,789,100	8,789,100	3,471,721	5,317,379
Fishers Tech Park	103,929,200	101,562,600	13,149,092	88,413,508
River Place	3,053,300	3,053,300	1,926,669	1,126,631
Saxony	96,745,700	82,653,537	12,968,324	69,685,213
Shops at Geist Pointe	11,896,400	11,896,400	1,314,010	10,582,390
Sun King	5,588,200	5,588,200	30,650	5,557,550
St. Vincent EDA	56,306,900	2,189,335	0	2,189,335
State Road 37	119,447,700	117,681,826	67,427,399	50,254,427
Town	17,739,700	17,739,700	1,327,3251	16,412,349
Village Center	585,700	585,700	526,813	58,887
Downtown Personal Property	1,494,270	1,494,270	326,940	1,167,330
Sun King Personal Property	252,200	252,200	0	252,200
Central Indiana Orthopedics	13,957,500	13,451,324	138,039	13,313,285
Metropolitan Airport	20,109,800	20,109,800	0	20,109,800
The Yard	83,175,900	83,175,900	1,167,475	82,008,425
The Stations	30,642,800	26,922,729	14,255,222	12,667,507
Pullman Pointe	25,389,700	25,389,700	1,251,587	24,138,113
126 <sup>th</sup> & Cumberland (Stevanato)	30,773,800	30,773,800	97,757	30,676,043
126 <sup>th</sup> & Cumberland Personal Property	1,817,210	1,817,210	0	1,817,210
Highline	11,066,400	11,066,400	20,555	11,045,845
96 <sup>th</sup> Residential	5,094,300	5,093,850	1,240,924	3,852,926
96 <sup>th</sup> Commercial	1,231,000	1,231,000	1,231,000	0
Rev	1,004,300	1,004,300	1,004,294	6
District South	602,700	602,700	602,700	0
Cityview	3,802,800	3,802,800	3,802,800	0
Union	23,900	23,900	23,900	0
Crossing	9,200	9,200	9,200	0
Crossing Lot 3	1,100	1,100	1,100	0
Crossing Lot 5	3,500	3,500	3,500	0
Crossing Lot 6	764,800	764,800	764,800	0
Grey Eagle Multi-family	2,481,600	2,481,600	2,481,600	0
Grey Eagle Golf Course	194,100	194,100	194,100	0
<b>TOTAL</b>	<b>1,681,944,580</b>	<b>1,495,911,408</b>	<b>438,896,211</b>	<b>997,391,014</b>

## TIF Fund Balance Sheet as of December 31, 2025

<u>Assets</u>	
Cash and Cash Equivalents	\$ 7,866,883
Receivables (Net of Uncollectable)	-
Prepays	-
Total Assets	\$
 <u>Liabilities and Fund Balances</u>	
Accounts payable	\$ -
Accrued payroll and withholdings payable	-
Total Liabilities	-
 Fund Balance:	
Non spendable	
Restricted	\$
Committed	
Assigned	-
Total fund balances	-
Total liabilities and fund balance	\$ 7,866,883

## TIF Fund Combined Statement of Revenues, Expenditures and Changes in Fund Balances for the year ended December 31, 2025

Revenues		
	Taxes - TIF revenues	20,010,323
	Charges for services (Rent Revenue)	344,163
A	Other Revenues	1,984,834
	 Total Revenues	 22,339,320
 Expenditures		
	Debt service and capital lease payments	11,080,638
	Rent	1,407,457
	Pass-Throughs for economic development bonds	5,593,077
	Capital outlay	378,837
	Contractual Services	2,224,224
	 Total Expenditures	 20,684,233
	 Excess of revenues over expenditures	 1,655,087
	 Net change in fund balance	 1,655,087
	 Fund Balance – beginning	 6,211,796
	 Fund Balance – ending	 7,866,883

A → Other revenue includes land bond proceeds transferred to Town Hall Building Corporation, proceeds from land sales, and residual amounts from closing bond accounts. Included in Downtown Allocation Area

## TIF Fund Statement

TIF District	2024 Fund Balance	Revenue Received	Expenses Paid	2025 Fund Balance
116th St Fishers	1,032,007	1,129,221	791,129	1,370,099
Allisonville Corridor	570,472	1,043,546	731,105	882,913
Britton Park	15,213	1,363,783	1,261,703	117,293
Clarian	828,205	68,238	54,905	841,538
Commons	0	0	0	0
Crosspoint	0	362,174	362,174	0
Downtown	2,962,561	9,812,567	9,984,195	2,790,933
Fishers Automotive EDA	0	70,470	70,470	0
Fishers Tech Park	573,396	1,687,549	1,182,292	1,078,653
River Place	0	21,504	21,504	0
Saxony	0	1,178,744	1,178,744	0
Shops at Geist Pointe	0	208,892	208,892	0
Sun King	2,087	106,077	74,317	33,847
St. Vincent EDA	95,714	40,898	28,653	107,959
State Road 37	0	965,033	965,033	0
Town	0	306,591	306,591	0
Village Center	0	1,100	1,100	0
Downtown Personal Property	37,886	22,281	15,610	44,557
Sun King Personal Property	6,739	4,814	3,373	8,180
Central Indiana Orthopedics	0	232,093	232,093	0
Metropolitan Airport	0	383,836	383,836	0
The Yard	87,472	1,565,296	1,565,296	87,472
The Stations	0	415,931	330,000	85,931
Pullman Pointe	0	460,724	460,724	0
126th & Cumberland (inc PP)	47	417,449	0	417,496
Highline	0	396,968	396,968	0
96th Residential	0	73,541	73,541	0
96th Commercial	0	0	0	0
Rev	0	0	0	0
Cityview	0	0	0	0
Union	0	0	0	0
Crossing	0	0	0	0
Crossing Lot 3	0	0	0	0
Crossing Lot 5	0	0	0	0
Crossing Lot 6	0	0	0	0
Grey Eagle Multi-family				
Grey Eagle Golf Course				
<b>TOTAL</b>	<b>6,211,801</b>	<b>22,339,320</b>	<b>20,684,248</b>	<b>7,866,883</b>

## Debt – Expected to be Serviced using TIF Revenues

As of December 31, 2025

<u>Name</u>		<u>Issue Date</u>	<u>Outstanding Par amount as of 12/31/2025</u>	<u>Total Outstanding Principal and Interest as of 1/1/2025</u>	<u>Principal and Interest due in 2025</u>
<b>Redevelopment Commission Obligations</b>					
County Option Income Tax Revenue Bonds, Series 2016	A	12/4/2016	4,560,000	5,863,900	511,300
Taxable Lease Rental Revenue Bond Anticipation Notes, Series 2023 (Stevanato)	A	7/27/2023	27,685,000	30,176,650	1,661,000
Taxable Econ. Dev. Rev. Ref. Bonds, Series 2020 (Fishers Station Project)	A	11/20/2020	10,780,000	13,659,132	1,014,012
Taxable Economic Development Revenue Bonds, Series 2018C (North of North Project)	A	11/15/2018	18,535,000	27,678,060	1,675,155
Taxable Economic Development Revenue Bonds, Series 2016A (Downtown Projects)		11/10/2016	12,570,000	16,351,320	1,422,892
Taxable Econ. Dev. Rev Bonds, Series 2019B		10/24/2019	14,675,000	21,545,424	680,203
Taxable Econ. Dev. Rev Bonds, Series 2019A		12/4/2019	16,835,000	26,532,858	942,820
Taxable Econ Dev Revenue Bonds, Series 2024 (Nickel Plate North)	A	1/31/2024	26,475,000	45,448,426	2,330,314
Taxable Econ Dev Revenue Bonds, Series 2024B (District South)	A	3/27/2024	9,960,000	16,853,606	864,201
Taxable Econ Dev Rev Bond Anticipation Notes, Series 2024D (Cityview)		12/18/2024	0	21,919,628	21,919,628
Taxable Econ Dev Rev Bond Anticipation Notes, Series 2024D (Cityview)		12/18/25	23,360,000	25,785,741	0
<b>Redevelopment District Obligations</b>					
Taxable Redevelopment District Refunding Bonds, Series 2020		7/1/2020	3,320,000	4,163,783	438,796
Redevelopment District Refunding Bonds, Series 2017A1		9/13/2017	7,630,000	10,121,850	1,103,700
Redevelopment District Refunding Bonds, Series 2017C		9/13/2017	2,195,000	2,815,763	282,150
Redevelopment District Refunding Bonds, Series 2017B		10/5/2017	3,405,000	4,513,950	450,775
<b>Economic Development Bonds (Developer Bonds)</b>					
Taxable Econ. Dev. Rev. Bonds, Series 2006A (Britton Park)	C	12/4/2006	4,165,000	6,036,307	1,097,076
Taxable Econ. Dev. Revenue Bond, Series 2008 (Crosspoint)	C	11/14/2008	7,180,000	10,886,063	1,209,500
Taxable Econ. Dev. Rev. Bond, Series 2008A (Geist Landing)	C	6/19/2008	1,280,000	2,009,927	183,320
Econ. Dev. Revenue Bonds, Series 2011 (Fishers Automotive)	C	3/31/2011	1,150,000	1,639,853	170,438
Economic Development Revenue Bonds, Series 2017A (CIO)	C	8/3/2017	4,385,000	6,763,890	342,830
Economic Development Revenue Bonds, Series 2017B (CIO)	C	8/3/2017	1,780,000	2,769,110	154,900
Taxable Econ. Dev. Rev. Bonds, Series 2018A (Yard)	B	7/5/2018	7,910,000	11,702,584	630,405
Taxable Econ. Dev. Rev. Bonds, Series 2018B (Yard Garage)	C	8/21/2018	6,390,000	9,589,474	517,652
Taxable Econ. Dev. Rev. Bonds, Series 2019C (The Stations)	C	12/18/2019	4,400,000	6,286,744	321,394
Economic Development Revenue Bonds, Series 2021A (Pullman Pointe)	C	2/23/2021	6,225,000	9,630,200	449,900
Taxable Economic Development Revenue Bonds, Series 2022 (Highline)	C	9/28/2022	7,390,000	12,800,723	404,579
Taxable Econ.Dev. Rev. Bonds Series 2023A (River Place Flats LLC)	C	3/1/2023	21,196,000	35,864,407	900,830
Taxable Econ. Development Revenue Bonds Series 2024C (Cityview)	C	11/20/2024	7,680,000	19,204,720	180,907
Economic Development Revenue Bonds, Series 2025A (Andretti)	C	4/24/2025	16,870,000	36,080,889	226,339
Subordinate Economic Development Revenue Bonds, Series 2025B (Andretti)	C	/24/2025	3,750,000	16,075,548	70,729
Taxable Economic Development Revenue Bonds, Series 2025 (Union Project)		5/13/25	35,185,000	77,600,573	0

Taxable Economic Development Revenue Bonds, Series 2025B (Grey Eagle Golf Course Project)	10/1/2025	657,000	1,224,678	0
Taxable Economic Development Revenue Bonds, Series 2025B (Grey Eagle Multi-Family Project)	10/1/2025	5,950,000	12,928,458	0

**NOTES:**

***Unless otherwise noted, security is property tax, but payment source is out of Downtown/I-69 EDA allocation area***

**A** – Security is Local Income Tax

**B** – In the event of a shortfall, developer is responsible for 85% of debt service and the City for 15%.

**C** – Developer purchased/100% developer backed.

**RESOLUTION NO. R042026**

**A RESOLUTION AUTHORIZING THE CITY CONTROLLER  
TO TRANSFER CERTAIN CITY OF FISHERS BUDGET FUNDS  
INTO CERTAIN BUDGET CATEGORIES**

**WHEREAS**, the City of Fishers, Hamilton County, Indiana (“City”) has budgeted certain amounts of funds that are used for general municipal operational purposes of the City;

**WHEREAS**, the certain funds as described in Exhibit A, which is attached hereto and incorporated herein (“Transfers”) are in need of various transfers in order to continue their intended purposes and operations; and

**WHEREAS**, the Common Council for the City of Fishers, Hamilton County, Indiana (“City Council”) now desires to authorize the City Controller to transfer said funds into said accounts, all is further described in Exhibit A.

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council for the City of Fishers, Hamilton County, Indiana meeting in regular session as follows:

**Section 1.** The Council hereby authorizes the City Controller to make all transfers as described in Exhibit A (“Transfers”) and execute them in a timely and orderly fashion.

**Section 2.** This Resolution shall be in full force and effect from and upon its passage and in accordance with Indiana law.

ALL OF WHICH IS RESOLVED by the Common Council for the City of Fishers, Hamilton County, Indiana this 20<sup>th</sup> day of April, 2026.

**COMMON COUNCIL OF THE CITY OF FISHERS,  
HAMILTON COUNTY, INDIANA**

**YAY**

**NAY**

**ABSTAIN**

	John DeLucia, President		
	Tiffanie Ditlevson Vice President		
	Pete Peterson, Member		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the \_\_\_\_\_ day of \_\_\_\_\_ 2026, at \_\_\_\_\_ p.m.

ATTEST: \_\_\_\_\_  
Jennifer L Kehl, City Clerk



**MAYOR'S APPROVAL**

\_\_\_\_\_  
Scott A. Fadness, Mayor

\_\_\_\_\_  
DATE

**MAYOR'S VETO**

\_\_\_\_\_  
Scott A. Fadness, Mayor

\_\_\_\_\_  
DATE

This instrument is prepared by: Lindsey M. Bennett, Corporation Counsel, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey M. Bennett

**BUDGET AMENDMENTS JOURNAL ENTRY PROOF**

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	EFF DATE	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND				
2026	04	2 04/21/2026	FCC	R042026	BUA FCCUnsdCp	1 1				
1	27907051	44905			Community Center Fund - Admin Capital Lease Payment		11,000.00	-5,000.00	6,000.00	
	2790.705.71.000.44905.				Use unused'26 Adm Cap to svcs	04/21/2026				
2	27907051	44905			Community Center Fund - Admin Capital Lease Payment		11,000.00	-6,000.00	5,000.00	
	2790.705.71.000.44905.				Use unused'26 Adm Cap to svcs	04/21/2026				
3	27907051	43300			Community Center Fund - Admin Printing And Advertising		19,430.38	5,000.00	24,430.38	
	2790.705.71.000.43300.				Use unused'26 Adm Cap to svcs	04/21/2026				
4	27907052	43100			Community Center Fund Aquatic Professional Services		7,100.00	6,000.00	13,100.00	
	2790.705.72.000.43100.				Use unused'26 Adm Cap to svcs	04/21/2026				
** JOURNAL TOTAL								0.00		
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND				
2026	04	3 04/21/2026	FCC	R042026	BUA FCCSIHO	1 1				
1	27907051	41113			Community Center Fund - Admin FT Salaries		485,725.87	-50,000.00	435,725.87	
	2790.705.71.000.41113.				to FCC Admin Insurance	04/21/2026				
2	27907051	41300			Community Center Fund - Admin Employee Benefits		169,222.37	-20,000.00	149,222.37	
	2790.705.71.000.41300.				to FCC Admin Insurance	04/21/2026				
3	27907052	41300			Community Center Fund Aquatic Employee Benefits		132,855.64	-20,000.00	112,855.64	
	2790.705.72.000.41300.				to FCC Admin Insurance	04/21/2026				
4	27907054	41113			Community Ctr Fnd Health/well FT Salaries		247,975.80	-30,000.00	217,975.80	
	2790.705.74.000.41113.				to FCC Admin Insurance	04/21/2026				
5	27907054	41300			Community Ctr Fnd Health/well Employee Benefits		126,128.96	-25,000.00	101,128.96	
	2790.705.74.000.41300.				to FCC Admin Insurance	04/21/2026				
6	27907055	41113			Community Ctr Fund MaintenanceFT Salaries		206,844.76	-25,000.00	181,844.76	
	2790.705.75.000.41113.				to FCC Admin Insurance	04/21/2026				
7	27907055	41300			Community Ctr Fund MaintenanceEmployee Benefits		96,541.28	-20,000.00	76,541.28	
	2790.705.75.000.41300.				to FCC Admin Insurance	04/21/2026				
8	27907056	41113			Community Ctr Fnd - MembershipFT Salaries		240,305.93	-70,000.00	170,305.93	
	2790.705.76.000.41113.				to FCC Admin Insurance	04/21/2026				
9	27907056	41300			Community Ctr Fnd - MembershipEmployee Benefits		172,942.01	-40,000.00	132,942.01	
	2790.705.76.000.41300.				to FCC Admin Insurance	04/21/2026				

**BUDGET AMENDMENTS JOURNAL ENTRY PROOF**

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	EFF DATE	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET
ACCOUNT					LINE DESCRIPTION				
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND			
2026 04	3	04/21/2026	FCC	R042026	BUA FCCSIHO	1 1			
10	27907051	43400			Community Center Fund - Admin Insurance (Other than EE Ben)		.00	50,000.00	50,000.00
	2790.705.71.000.43400.				to FCC Admin Insurance		04/21/2026		
11	27907051	43400			Community Center Fund - Admin Insurance (Other than EE Ben)		.00	20,000.00	20,000.00
	2790.705.71.000.43400.				to FCC Admin Insurance		04/21/2026		
12	27907051	43400			Community Center Fund - Admin Insurance (Other than EE Ben)		.00	20,000.00	20,000.00
	2790.705.71.000.43400.				to FCC Admin Insurance		04/21/2026		
13	27907051	43400			Community Center Fund - Admin Insurance (Other than EE Ben)		.00	30,000.00	30,000.00
	2790.705.71.000.43400.				to FCC Admin Insurance		04/21/2026		
14	27907051	43400			Community Center Fund - Admin Insurance (Other than EE Ben)		.00	25,000.00	25,000.00
	2790.705.71.000.43400.				to FCC Admin Insurance		04/21/2026		
15	27907051	43400			Community Center Fund - Admin Insurance (Other than EE Ben)		.00	25,000.00	25,000.00
	2790.705.71.000.43400.				to FCC Admin Insurance		04/21/2026		
16	27907051	43400			Community Center Fund - Admin Insurance (Other than EE Ben)		.00	20,000.00	20,000.00
	2790.705.71.000.43400.				to FCC Admin Insurance		04/21/2026		
17	27907051	43400			Community Center Fund - Admin Insurance (Other than EE Ben)		.00	70,000.00	70,000.00
	2790.705.71.000.43400.				to FCC Admin Insurance		04/21/2026		
18	27907051	43400			Community Center Fund - Admin Insurance (Other than EE Ben)		.00	40,000.00	40,000.00
	2790.705.71.000.43400.				to FCC Admin Insurance		04/21/2026		
					** JOURNAL TOTAL			0.00	
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND			
2026 04	7	04/21/2026	DPW WW	R042026	BUA Cap Purch	1 1			
1	60609014	42200			Sewer - PW Water Quality	Operating Supplies	4,350,123.43	-200,000.00	4,150,123.43
	6060.901.94.000.42200.					For capital items purchase	04/21/2026		
2	60609014	44500			Sewer - PW Water Quality	Machinery and Equipment	737,701.91	200,000.00	937,701.91
	6060.901.94.000.44500.					For capital items purchase	04/21/2026		
					** JOURNAL TOTAL			0.00	
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND			
2026 04	8	04/21/2026	DPW	R042026	BUA PW CapPrch	1 1			

**BUDGET AMENDMENTS JOURNAL ENTRY PROOF**

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET
ACCOUNT	ACCOUNT	ACCOUNT	ACCOUNT	DESCRIPTION	LINE DESCRIPTION	EFF DATE		
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND		
2026	04	8 04/21/2026	DPW	R042026	BUA PW CapPrch	1 1		
1	10106192	42200		General Fund - IC/BLDG MNT	Operating Supplies	504,880.00	-5,739.00	499,141.00
	1010.610.92.000.42200.				Purchase of capital funds item 04/21/2026			
2	10109012	44400		General Fund - PW Buildings	Improve't Other than Buildings	173,805.00	5,739.00	179,544.00
	1010.901.92.000.44400.				Purchase of capital funds item 04/21/2026			
** JOURNAL TOTAL							0.00	
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND		
2026	04	9 04/21/2026	DPW WQ	R042026	BUA PW Cap Eqp	1 1		
1	60609014	42200		Sewer - PW Water Quality	Operating Supplies	4,350,123.43	-22,952.00	4,327,171.43
	6060.901.94.000.42200.				Purchase of capital funds equi 04/21/2026			
2	60609014	44500		Sewer - PW Water Quality	Machinery and Equipment	737,701.91	22,952.00	760,653.91
	6060.901.94.000.44500.				Purchase of capital funds equi 04/21/2026			
** JOURNAL TOTAL							0.00	
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND		
2026	04	10 04/21/2026	FD5010	R042026	BUA FD Cap Eqp	1 1		
1	10105012	43100		General Fund - EMS	Professional Services	339,554.79	-5,572.20	333,982.59
	1010.501.52.000.43100.				To purchase capital equipment 04/21/2026			
2	10105010	44500		General Fund - Fire	Machinery and Equipment	6,615.05	5,572.20	12,187.25
	1010.501.00.000.44500.				To purchase capital equipment 04/21/2026			
** JOURNAL TOTAL							0.00	
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND		
2026	04	14 04/21/2026	FD5015	R042026	BUA FD RcrtCls	1 1		
1	10105014	43100		General Fund - Special Ops	Professional Services	20,000.00	-5,000.00	15,000.00
	1010.501.54.000.43100.				contribute to recruit class 04/21/2026			
2	10105013	43200		General Fund - Logistics	Comms And Transportation	9,600.00	-9,000.00	600.00
	1010.501.53.000.43200.				contribute to recruit class 04/21/2026			
3	10105013	43100		General Fund - Logistics	Professional Services	57,005.00	-1,000.00	56,005.00
	1010.501.53.000.43100.				contribute to recruit class 04/21/2026			

**BUDGET AMENDMENTS JOURNAL ENTRY PROOF**

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	EFF DATE	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY	AMEND		
2026	04	14	04/21/2026	FD5015	R042026	BUA FD RcrtCls	1	1	
4	10105011	43200		General Fund - Fire Admin	Comms And Transportatation		7,100.00	-4,500.00	2,600.00
	1010.501.51.000.	43200.			Contribute to recruit class	04/21/2026			
5	10105011	43300		General Fund - Fire Admin	Printing And Advertising		7,000.00	-2,000.00	5,000.00
	1010.501.51.000.	43300.			Contribute to recruit class	04/21/2026			
6	10105011	43100		General Fund - Fire Admin	Professional Services		253,092.00	-3,500.00	249,592.00
	1010.501.51.000.	43100.			Contribute to recruit class	04/21/2026			
7	10105012	43100		General Fund - EMS	Professional Services		339,554.79	-10,000.00	329,554.79
	1010.501.52.000.	43100.			Contribute to recruit class	04/21/2026			
8	10105015	42200		General Fund - Safe Training	Operating Supplies		227,262.47	5,000.00	232,262.47
	1010.501.55.000.	42200.			Contribute to recruit class	04/21/2026			
9	10105015	42200		General Fund - Safe Training	Operating Supplies		227,262.47	9,000.00	236,262.47
	1010.501.55.000.	42200.			Contribute to recruit class	04/21/2026			
10	10105015	42200		General Fund - Safe Training	Operating Supplies		227,262.47	1,000.00	228,262.47
	1010.501.55.000.	42200.			Contribute to recruit class	04/21/2026			
11	10105015	42200		General Fund - Safe Training	Operating Supplies		227,262.47	4,500.00	231,762.47
	1010.501.55.000.	42200.			Contribute to recruit class	04/21/2026			
12	10105015	42200		General Fund - Safe Training	Operating Supplies		227,262.47	2,000.00	229,262.47
	1010.501.55.000.	42200.			Contribute to recruit class	04/21/2026			
13	10105015	42200		General Fund - Safe Training	Operating Supplies		227,262.47	3,500.00	230,762.47
	1010.501.55.000.	42200.			Contribute to recruit class	04/21/2026			
14	10105015	42200		General Fund - Safe Training	Operating Supplies		227,262.47	10,000.00	237,262.47
	1010.501.55.000.	42200.			Contribute to recruit class	04/21/2026			
								** JOURNAL TOTAL	0.00
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY	AMEND		
2026	04	131	04/21/2026	ENG	R042026	BUA ENG INF	1	1	
1	60604010	43100		Sewer -Engineering	Professional Services		193,187.44	-15,000.00	178,187.44
	6060.401.00.000.	43100.			Sntry Lins Cnnt Fees Brks RAB	04/21/2026			
2	60604010	44200		Sewer -Engineering	Infrastructure		137,000.00	15,000.00	152,000.00
	6060.401.00.000.	44200.			Sntry Lins Cnnt Fees Brks RAB	04/21/2026			
								** JOURNAL TOTAL	0.00

**BUDGET AMENDMENT JOURNAL ENTRY PROOF**

CLERK: valois1

YEAR	PER	JNL	SRC	ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC	LINE DESC	T	OB	DEBIT	CREDIT
2026	4	2	BUA	27907051-44905	04/21/2026	FCCUnsdCp	FCC	R042026		Capital Lease Payment		5			5,000.00
										Use unused'26 Adm Cap to svcs					
2026	4	2	BUA	27907051-44905	04/21/2026	FCCUnsdCp	FCC	R042026		Capital Lease Payment		5			6,000.00
										Use unused'26 Adm Cap to svcs					
2026	4	2	BUA	27907051-43300	04/21/2026	FCCUnsdCp	FCC	R042026		Printing And Advertising		5		5,000.00	
										Use unused'26 Adm Cap to svcs					
2026	4	2	BUA	27907052-43100	04/21/2026	FCCUnsdCp	FCC	R042026		Professional Services		5		6,000.00	
										Use unused'26 Adm Cap to svcs					
										JOURNAL 2026/04/2				TOTAL	.00
															.00
2026	4	3	BUA	27907051-41113	04/21/2026	FCCSIHO	FCC	R042026		FT Salaries		5			50,000.00
										to FCC Admin Insurance					
2026	4	3	BUA	27907051-41300	04/21/2026	FCCSIHO	FCC	R042026		Employee Benefits		5			20,000.00
										to FCC Admin Insurance					
2026	4	3	BUA	27907052-41300	04/21/2026	FCCSIHO	FCC	R042026		Employee Benefits		5			20,000.00
										to FCC Admin Insurance					
2026	4	3	BUA	27907054-41113	04/21/2026	FCCSIHO	FCC	R042026		FT Salaries		5			30,000.00
										to FCC Admin Insurance					
2026	4	3	BUA	27907054-41300	04/21/2026	FCCSIHO	FCC	R042026		Employee Benefits		5			25,000.00
										to FCC Admin Insurance					
2026	4	3	BUA	27907055-41113	04/21/2026	FCCSIHO	FCC	R042026		FT Salaries		5			25,000.00
										to FCC Admin Insurance					
2026	4	3	BUA	27907055-41300	04/21/2026	FCCSIHO	FCC	R042026		Employee Benefits		5			20,000.00
										to FCC Admin Insurance					
2026	4	3	BUA	27907056-41113	04/21/2026	FCCSIHO	FCC	R042026		FT Salaries		5			70,000.00
										to FCC Admin Insurance					
2026	4	3	BUA	27907056-41300	04/21/2026	FCCSIHO	FCC	R042026		Employee Benefits		5			40,000.00
										to FCC Admin Insurance					
2026	4	3	BUA	27907051-43400	04/21/2026	FCCSIHO	FCC	R042026		Insurance (Other than EE Ben)		5		50,000.00	
										to FCC Admin Insurance					
2026	4	3	BUA	27907051-43400	04/21/2026	FCCSIHO	FCC	R042026		Insurance (Other than EE Ben)		5		20,000.00	
										to FCC Admin Insurance					
2026	4	3	BUA	27907051-43400	04/21/2026	FCCSIHO	FCC	R042026		Insurance (Other than EE Ben)		5		20,000.00	
										to FCC Admin Insurance					
2026	4	3	BUA	27907051-43400	04/21/2026	FCCSIHO	FCC	R042026		Insurance (Other than EE Ben)		5		30,000.00	
										to FCC Admin Insurance					
2026	4	3	BUA	27907051-43400	04/21/2026	FCCSIHO	FCC	R042026		Insurance (Other than EE Ben)		5		25,000.00	
										to FCC Admin Insurance					
2026	4	3	BUA	27907051-43400	04/21/2026	FCCSIHO	FCC	R042026		Insurance (Other than EE Ben)		5		25,000.00	
										to FCC Admin Insurance					
2026	4	3	BUA	27907051-43400	04/21/2026	FCCSIHO	FCC	R042026		Insurance (Other than EE Ben)		5		20,000.00	
										to FCC Admin Insurance					
2026	4	3	BUA	27907051-43400	04/21/2026	FCCSIHO	FCC	R042026		Insurance (Other than EE Ben)		5		70,000.00	
										to FCC Admin Insurance					

**BUDGET AMENDMENT JOURNAL ENTRY PROOF**

YEAR PER	JNL	SRC ACCOUNT	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC	T	OB	DEBIT	CREDIT
EFF DATE							LINE DESC				
2026	4	7									
BUA 27907051-43400							Insurance (Other than EE Ben)	5		40,000.00	
04/21/2026	FCCSIHO	FCC	R042026				to FCC Admin Insurance				
							JOURNAL 2026/04/3	TOTAL		.00	.00
2026	4	7									
BUA 60609014-42200							Operating Supplies	5			200,000.00
04/21/2026	Cap Purch	DPW WW	R042026				For capital items purchase				
BUA 60609014-44500							Machinery and Equipment	5		200,000.00	
04/21/2026	Cap Purch	DPW WW	R042026				For capital items purchase				
							JOURNAL 2026/04/7	TOTAL		.00	.00
2026	4	8									
BUA 10106192-42200							Operating Supplies	5			5,739.00
04/21/2026	PW CapPrch	DPW	R042026				Purchase of capital funds item				
BUA 10109012-44400							Improve't Other than Buildings	5		5,739.00	
04/21/2026	PW CapPrch	DPW	R042026				Purchase of capital funds item				
							JOURNAL 2026/04/8	TOTAL		.00	.00
2026	4	9									
BUA 60609014-42200							Operating Supplies	5			22,952.00
04/21/2026	PW Cap Eq	DPW WQ	R042026				Purchase of capital funds equi				
BUA 60609014-44500							Machinery and Equipment	5		22,952.00	
04/21/2026	PW Cap Eq	DPW WQ	R042026				Purchase of capital funds equi				
							JOURNAL 2026/04/9	TOTAL		.00	.00
2026	4	10									
BUA 10105012-43100							Professional Services	5			5,572.20
04/21/2026	FD Cap Eq	FD5010	R042026				To purchase capital equipment				
BUA 10105010-44500							Machinery and Equipment	5		5,572.20	
04/21/2026	FD Cap Eq	FD5010	R042026				To purchase capital equipment				
							JOURNAL 2026/04/10	TOTAL		.00	.00
2026	4	14									
BUA 10105014-43100							Professional Services	5			5,000.00
04/21/2026	FD RcrtCls	FD5015	R042026				Contribute to recruit class				
BUA 10105013-43200							Comms And Transportation	5			9,000.00
04/21/2026	FD RcrtCls	FD5015	R042026				Contribute to recruit class				
BUA 10105013-43100							Professional Services	5			1,000.00
04/21/2026	FD RcrtCls	FD5015	R042026				Contribute to recruit class				

**BUDGET AMENDMENT JOURNAL ENTRY PROOF**

YEAR PER	JNL	SRC ACCOUNT	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC	T	OB	DEBIT	CREDIT
EFF DATE							LINE DESC				
BUA 10105011-43200							Comms And Transportation	T	5		4,500.00
04/21/2026	FD	RcrtCls	FD5015	R042026			Contribute to recruit class				
BUA 10105011-43300							Printing And Advertising	T	5		2,000.00
04/21/2026	FD	RcrtCls	FD5015	R042026			Contribute to recruit class				
BUA 10105011-43100							Professional Services	T	5		3,500.00
04/21/2026	FD	RcrtCls	FD5015	R042026			Contribute to recruit class				
BUA 10105012-43100							Professional Services	T	5		10,000.00
04/21/2026	FD	RcrtCls	FD5015	R042026			Contribute to recruit class				
BUA 10105015-42200							Operating Supplies	T	5	5,000.00	
04/21/2026	FD	RcrtCls	FD5015	R042026			Contribute to recruit class				
BUA 10105015-42200							Operating Supplies	T	5	9,000.00	
04/21/2026	FD	RcrtCls	FD5015	R042026			Contribute to recruit class				
BUA 10105015-42200							Operating Supplies	T	5	1,000.00	
04/21/2026	FD	RcrtCls	FD5015	R042026			Contribute to recruit class				
BUA 10105015-42200							Operating Supplies	T	5	4,500.00	
04/21/2026	FD	RcrtCls	FD5015	R042026			Contribute to recruit class				
BUA 10105015-42200							Operating Supplies	T	5	2,000.00	
04/21/2026	FD	RcrtCls	FD5015	R042026			Contribute to recruit class				
BUA 10105015-42200							Operating Supplies	T	5	3,500.00	
04/21/2026	FD	RcrtCls	FD5015	R042026			Contribute to recruit class				
BUA 10105015-42200							Operating Supplies	T	5	10,000.00	
04/21/2026	FD	RcrtCls	FD5015	R042026			Contribute to recruit class				
JOURNAL 2026/04/14 TOTAL										.00	.00
2026 4 131											
BUA 60604010-43100							Professional Services	T	5		15,000.00
04/21/2026	ENG INF	ENG	R042026				Sntry Lins Cnnt Fees Brks RAB				
BUA 60604010-44200							Infrastructure	T	5	15,000.00	
04/21/2026	ENG INF	ENG	R042026				Sntry Lins Cnnt Fees Brks RAB				
JOURNAL 2026/04/131 TOTAL										.00	.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
				FUND TOTAL	.00	.00

\*\* END OF REPORT - Generated by Lorena valois \*\*



# Council Action Form

<b>MEETING DATE</b>	April 20, 2026			
<b>TITLE</b>	A Resolution Authorizing the City Controller to Transfer Certain City of Fishers Budget Funds Into Certain Budget Categories			
<b>SUBMITTED BY</b>	Name & Title: Lisa Bradford, City Controller			
	Department:			
<b>MEETING TYPE</b>	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
<b>AGENDA CLASSIFICATION</b>	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Regular
<b>ORDINANCE/RESOLUTION</b> (New ordinances or resolutions are assigned a new number)	<input type="checkbox"/> 1 <sup>st</sup> Reading	<input type="checkbox"/> 2 <sup>nd</sup> Reading	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 <sup>rd</sup> Reading
				<input type="checkbox"/> Final Reading
	Ordinance #:		Resolution #: R042026	
<b>CONTRACTS</b> (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u> )	<input type="checkbox"/> Contract <b>required</b> for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & <b>will provide contract</b> at a later date		<input checked="" type="checkbox"/> <b>No contract</b> for this item	
	<input type="checkbox"/> Contract <b>over</b> \$50,000  Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
<b>HAMILTON COUNTY</b> (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document <b>must</b> be recorded with the County Recorder's Office		<input checked="" type="checkbox"/> Document <b>does not need</b> recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days <b>prior to</b> filing with the County Recorders' Office			

<b>APPROVALS/REVIEWS</b>	<input checked="" type="checkbox"/> Assistant/Deputy Department Head	<input checked="" type="checkbox"/> Controller's Office
	<input checked="" type="checkbox"/> Department Head	<input checked="" type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input checked="" type="checkbox"/> Other: Corresponding Department Heads
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
<b>BACKGROUND</b> (Includes description, background, and justification)	<p>A transfer of funds from one appropriation to another means removing monies from one category such as “supplies” and moving it to another such as “contractual services”.</p> <p>Due to various circumstances and reasons sometimes throughout the year budget appropriations in their respective funds need to be transferred to avoid drawing a negative balance. When this occurs, the respective department provides a written and signed transfer request to the Controller's Office.</p> <p>All transfers require Department Head approval before submission to the Controller's Office, whether or not they are between categories (ex. 200's to 300's) in the same department or transfers between departments. Transfers between departments also require City Council approval in addition to Department Head approval. As such, all transfers requiring City Council approval are prepared by the Controller's Office and submitted to the City Council for approval. Upon approval they are processed by the Controller's Office. Money cannot be transferred between funds.</p> <p>Attached is a resolution and its accompanying Exhibit A ("Transfers") requesting authorization for the City Controller to transfer all funds as outlined in the exhibit.</p>	
<b>BUDGETING AND FINANCIAL IMPACT</b> (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	See Exhibit A
	Additional Appropriation #:	N/A
	<b>Narrative:</b>	This action does not require an expenditure or receive a revenue, rather it is transferring funds within various City funds. See Exhibit A for all transfers and transfer detail.
<b>OPTIONS</b> (Include <i>Deny Approval</i> Option)	1.	Approve this resolution and authorize the City Controller to make the transfers
	2.	Deny this resolution and request
	3.	Approve selected transfer requests
	4.	Provide alternate direction
<b>PROJECT TIMELINE</b>	All approved transfers will be transferred respectively immediately following approval.	
<b>STAFF RECOMMENDATION</b> (Board reserves the right to accept or deny recommendations)	Staff recommends that the City Council approve this resolution authorizing the City Controller to transfer all funds as outlined in Exhibit A and fully oversee this process and request.	
<b>SUPPLEMENTAL INFORMATION</b> (List all attached documents)	1. Resolution 2. Exhibit A	

**ORDINANCE NO. 031626A**

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS  
AMENDING CHAPTER 96 (PARKS & RECREATION)**

WHEREAS, the City of Fishers, Hamilton County, Indiana (the “City”) provides and maintains a myriad of Park and recreational amenities for its residents including various types of Sports Facilities (as defined herein);

WHEREAS, the City continuously considers policies that maximize use of Sports Facilities by evaluating trends in usage;

WHEREAS, accordingly, the City now desires to update its ordinances governing use of Sports Facilities to correspond with current use trends and demand; and

WHEREAS, unless specifically amended by reference herein, all remaining terms and conditions of the City’s Ordinances shall continue in full force and effect.

NOW THEREFORE, BE IT ORDAINED by the Common Council of the City of Fishers, Hamilton County, Indiana, meeting in regular session as follows:

**Section 1.** § 96.15 DEFINITIONS is hereby repealed and replaced in full as follows:

**§ 96.15 DEFINITIONS**

For purposes of this subchapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**DEPARTMENT.** The City’s Department of Parks and Recreation.

**DIRECTOR.** The person designated by the City to oversee scheduling the Sports Facilities.

**FACILITY USE AGREEMENT.** An agreement between the City and a Partner Organization that includes, among other commercially reasonable terms, the following:

- a) Amount to be paid by a Partner Organization to cover the direct and indirect costs associated with using a Sports Facility;
- b) Term of the agreement; and
- c) Specific Sports Facility covered by the agreement.

**MAXIMUM EXPENDITURE.** The maximum amount that a Member League may spend on Personal Services during the Member League’s 12-month fiscal year.

**MEMBER LEAGUE.** A recreational youth sports league that satisfies the following:

- a) Is an Indiana nonprofit corporation in good standing with the Indiana Secretary of State's Office;
- b) Is a sanctioned member of Mudsock Youth Athletics;
- c) Maintains yearly expenditures at or below the Maximum Expenditure; and
- d) Maintains a roster that is comprised of 100% of youth who reside within the HSE School District.

**MUDSOCK YOUTH ATHLETICS.** An Indiana nonprofit corporation offering youth sports leagues on behalf of the City, more specifically known as Southeastern Program of Recreational Team Sports, Inc. DBA Mudsock Youth Athletics.

**PARK.** All public parklands owned by the City.

**PARTNER ORGANIZATION.** An Indiana nonprofit corporation that satisfies the following:

- a) Is in good standing with the Indiana Secretary of State's Office;
- b) Provides organized, competitive youth team sports activities; and
- c) Maintains a club roster comprised of 60% of youth who reside within the Fishers municipal boundaries, unless otherwise approved by Board of Public Works & Safety.

**PERSONAL SERVICES.** Services including but not limited to those provided by coaches, trainers, administrators, technical staff, schedulers, security personnel, field maintenance crews, consultants, camps, clinics, directors or officers. Personal Services shall not include services provided by referees, umpires, officials, concessions directors or coordinators, the sale of products to league participants or sale of products at events.

**SPORTS FACILITY.** A City athletic or sports field or related amenity that is available for rental.

**TRAIL.** Any multi-purpose trail, greenway trail, or park trail owned by the City.

**UNAFFILIATED ORGANIZATION.** Any organization or individual that does not qualify as Mudsock Youth Athletics, a Member League or a Partner Organization.

**VEHICLE.** Any motor vehicle, trailer, snowmobile, motorcycle, motor scooter or other means of motorized conveyance.

**Section 2.** §96.16 PARK REGULATIONS shall be repealed and replaced in full as follows:

**§96.16 PARK REGULATIONS**

(A) The City may engage in or permit select activities for authorized management, special events and programs, maintenance, medical, and law enforcement purposes irrespective of this section.

(B) This section does not affect any agreement between the City and Mudsock Youth Athletics, a Member League or a Partner Organization regarding the use of Sports Facilities.

(C) All applicable federal, state, and local laws apply and will be enforced.

(D) Any person who commits any of the following acts in a Park or on a Trail shall be fined in accordance with § 96.99.

(1) *Park and Trail rules.* To disobey or disregard the rules, notices, prohibitions, instructions, or directions posted on any Park or Trail sign by the City.

(2) *Vehicle restrictions.* To operate or park a vehicle within any Park or on a Trail except on clearly marked and designated roadways, drives, and parking spaces.

(3) *Hunting.* To bring, carry, or possess a bow and arrow or to bring, carry, possess, set or use any snare, trap, seine, net, similar device, or other weapon (excluding firearms) capable of capturing or harming any wild animal or bird in a Park or on a Trail.

(4) *Fires.* To build a campfire in a Park or on a Trail without a permit from the Department.

(5) *Animals and plants.*

(a) To ride a horse or pony in a Park or on a Trail without a permit from the Department.

(b) To release any domesticated or wild animal, plant, flower, tree, seed, or other vegetation in a Park or on a Trail.

(c) To catch or otherwise harass any wild animal or bird in a Park or on a Trail. Fishing is permitted in areas designated for that purpose.

(6) *Games.* To engage in any athletic contest, event, or activity not specifically designated for that purpose whereby an area is usurped by participants to the exclusion of others or at the risk of injury to others or damage to property.

(7) *Vandalism.*

(a) To damage any structure, vegetation, nest, or any other property situated or kept in a Park or on a Trail.

(b) To expand private land boundaries into a Park or Trail, use a Park or Trail for the storage of personal property, build ground or tree forts, install a tree stand or hunting blind, or to otherwise encroach in any way upon a Park or Trail in a manner inconsistent with its intended use and purpose.

(c) To remove or take for one's own personal or private use, any sign, trash receptacle, table, bench, log, flower, plant, tree, shrub, animal, or any other property located in a Park or on a Trail.

(d) To alter, construct, erect, or remove any structure within a Park or on a Trail without a permit from the City.

(8) *Camping*. To pitch or maintain a tent or other improvised shelter in a Park or on a Trail for the purpose of overnight camping without a permit from the Department.

(9) *Alcohol*. To bring, possess, consume, dispense, convey, or give away any alcohol beverage in a Park or on a Trail without first obtaining a permit from the City.

(10) *Amusements*. To erect or fabricate any tent, booth, stand, pavilion, or to operate any ride or similar device in a Park or on a Trail without a permit from the Department.

(11) *Swimming*. To swim or bathe in any area, including stream, creek, river, pond, or lake within a Park or along a Trail not designated and marked specifically for that purpose.

(12) *Peddling and soliciting*. To hawk, peddle, solicit, distribute handbills, advertise, post signs, or offer for sale any item in a Park or on a Trail without a permit from the Department or City.

(13) *Assembly*.

(a) To assemble for the purpose of or which, in fact, results in blocking or obstructing the lawful use by any other person of any portion of a Park or Trail or any structure in a Park or on a Trail or any position of access or exit to or from any Park, Trail, or structure therein.

(b) To fail or refuse to withdraw from an unlawful assembly promptly upon issuance of an order to disperse, if such order is given in such manner that such person can reasonably be expected to hear and read such order.

(14) *Interference*. To interfere with any contractor, City employee, or permit holder while in the performance of his/her duty or while performing any legal activity within a Park or on a Trail.

(15) *Reservations*. To use or occupy any Park shelter, Sports Facility or other facility while posted as “reserved” or after having been presented with an official permit to use such Sports Facility or other facility for some specific organized function by a group of persons, organization, or individual.

(16) *Fees*. To charge admission, collect fees or payment for any activity, event, service, or use of any Park or Trail or any Sports Facility or facility in a Park or on a Trail without a permit from the Department.

(17) *Park hours*. All Parks shall be closed to the general public between the hours of 10:00 p.m. and 6:00 a.m. except as otherwise posted and permitted by the Department. It shall be unlawful for any unauthorized person to be present in a Park during the above stated hours or at other times as posted. Exceptions: Persons who are participating in or associated with a (a) City sponsored or approved program or event, (b) Mudsock Youth Athletics event, or (c) program or event administered pursuant to a Facility Agreement Use Agreement.”

**Section 3.** §96.20 POLICIES AND PROCEDURES FOR USE shall be repealed and replaced in full as follows:

(A) Member Leagues. Any Member League shall be entitled to use Sports Facilities free of charge. All Member Leagues must accept any applicant who resides within the HSE School District, or whose parent(s), step-parent(s) or guardian(s) reside within the HSE School District, unless such person has been found unfit for participation in such Member League in accordance with its policies and procedures. It is the City's intent and expectation that each Member League shall have its own rules and regulations governing registration requirements, scheduling, obtaining uniforms, establishing teams and other organizational matters. The obligation to accept any applicant does not negate the right of the Member League to establish reasonable rules and regulations to govern the conduct of its affairs. These rules may include provisions for the exclusion of parents who are determined to be unfit from participation. All Member Leagues shall be a member in good standing of Mudsock Youth Athletics. To be a member in good standing of Mudsock Youth Athletics, the Member League shall have as a standing rule within its constitution and/or bylaws that all of its participants shall reside within the limits of the HSE School District. If Mudsock Youth Athletics sanctions a Member League that does not adhere to this requirement, such organization may not be scheduled for free-of-charge use of Sports Facilities. Notwithstanding the foregoing provision and the earlier requirement that youth participants of Member Leagues reside within the HSE School District, a Member League may file a waiver with the Mudsock Youth Athletics office to allow non-HSE School District players to participate to:

(1) Complete a full team that could not otherwise be accomplished under appropriate circumstances, or

(2) Permit participation by a child in a neighboring community (borders adjacent to the City) in a team sport that is not available in the child's home community. Appropriate circumstances shall be reasonably determined by Mudsock Youth Athletics' Board of Directors. The waiver shall be in writing and shall set forth the particular circumstances justifying the exception to the rule. In no case may a youth participant resident of the HSE School District be cut from the program in order to accommodate a player that does not reside within the HSE School District. A waiver sought or obtained on what are deemed to be inappropriate circumstances may serve as a basis for the revocation of the organization's designation as a Member League, in the reasonable discretion of Mudsock Youth Athletics or the City.

(B) Mudsock Youth Athletics Requirements.

(1) The following requirements shall be maintained in the policies and procedures of Mudsock Youth Athletics:

(a) Within 10 days of the City approving a Maximum Expenditure, all Member Leagues shall be notified by Mudsock Youth Athletics of such Maximum Expenditure.

(b) A Member League may not expend in excess of the Maximum Expenditure for personal services during its 12-month fiscal year. If a

Member League expends revenue in excess of its Maximum Expenditure, the Member League automatically forfeits its designation as a Member League and the benefits associated with that designation.

(c) Each Member League must make an annual public financial report and accounting that includes, at a minimum, a detailed accounting of the sources of revenue and expenditure of all funds, and a statement of financial position. This public accounting must be filed with the Mudsock Youth Athletics office within 30 days of the end of the Member League's fiscal year. The financial report shall be a public document available for public inspection at the Mudsock Youth Athletics office.

(d) A Member League shall be an Indiana nonprofit corporation in good standing with the Indiana Secretary of State's Office.

(e) A Member League shall provide a certificate of comprehensive liability insurance coverage in an amount not less than \$1,000,000/\$3,000,000 insuring the Member League from any and all liability for its negligence and naming the City as an additional insured.

**Section 4.** § 96.21 AFFILIATES shall be repealed and replaced in full as follows:

#### **§96.21 PARTNER ORGANIZATIONS**

(A) In recognition of the youth sports opportunities and programming offered by Partner Organizations that Fishers does not currently offer, Fishers desires to provide Partner Organizations use of Sports Facilities pursuant to Facility Use Agreements that govern use of such Sports Facilities.

(B) Partner Organizations shall at all times:

(1) Maintain and provide to the City a certificate of comprehensive liability insurance coverage in an amount not less than \$1,000,000/\$3,000,000 insuring the Partner Organization from any and all liability and naming the City as co-insured;

(2) Maintain financial records which shall, at a minimum, contain a detailed, line-item accounting of all sources of revenue and all expenditures of funds and a statement of financial position, and upon request, immediately make such accounting available for the City's review; and

(3) Operate in strict compliance with a Facility Use Agreement the City.

**Section 5.** §96.22 NON-DISCRIMINATION/APPLICABLE LAW shall be repealed and replaced in full as follows:

#### **§96.22 NON-DISCRIMINATION/APPLICABLE LAW**

Notwithstanding the foregoing provisions, it is the City's policy that no child shall be denied the opportunity to participate in any sports league utilizing the City's Sports Facilities in violation of the Constitution of the United States of America or the Constitution of the State of Indiana. This statement of policy recognizes that there may be circumstances under which there are inadequate Sports

Facilities to provide for all of the residentially qualified participants. It is not the intent of the City to obligate itself to provide for adequate Sports Facilities any sooner than prudent fiscal policy permits in such events. The City shall continue to provide for priority scheduling of Fishers' Sports Facilities in a manner that does not preclude the use of such Sports Facilities by others who do not meet the qualifications provided for in this section.

**Section 6.** § 96.23 SCHEDULING shall be repealed and replaced in full as follows:

**§ 96.23 SCHEDULING**

The Director will have the exclusive discretion and authority to assign Sports Facilities, including, without limitation, to Mudsock Youth Athletics and Member Leagues; provided, however, the City shall be exclusively responsible for negotiating and entering into Use Agreements with Partner Organizations.

**Section 7.** § 96.24 FIELD RENTAL FEE shall be repealed and replaced in full as follows:

**§ 96.24 FIELD RENTAL FEE**

Use of Sports Facilities by Other Organizations shall be subject to an hourly field rental fee. The rental fee for Fishers' athletic fields shall be annually reviewed and approved by the City which fee shall be consistent with state and federal law and rationally related to Fishers' cost to operate the athletic fields.

**Section 8.** § 96.25 TRESPASS shall be repealed and replaced in full as follows:

**§ 96.25 TRESPASS**

The provisions of this subchapter may be enforced by any employee of the City upon notice of the violation including public safety personnel, Department employees or others. Any person or entity occupying the City's facilities or Sports Facilities during periods that have been scheduled for use by others is considered a trespasser and is subject to immediate ejection from such facility or Sports Facility. Refusal to leave a Sports Facility upon request by a City employee constitutes an infraction for which a citation may be issued in accordance with this code.

**Section 9.** § 96.26 MAXIMUM EXPENDITURES shall be replaced in full as follows:

**§ 96.26 MAXIMUM EXPENDITURES**

On or before November 1st of each year, Mudsock Youth Athletics shall recommend a Maximum Expenditure to the City for the proceeding calendar year. On or before the immediately following December 31st, the City shall establish the applicable Maximum Expenditure (whether recommended by Mudsock Youth Athletics or determined by the City) for the immediately following calendar year.

**Section 10.** This Ordinance shall be in full force and effect after its adoption by Council, approval by the Mayor, and publication, if required, in accordance with Indiana law.

ALL OF WHICH IS ORDAINED by the Common Council of Fishers, Indiana, this  
 \_\_\_20th\_\_\_ day of April 2026.

**COMMON COUNCIL OF THE CITY OF FISHERS,  
 HAMILTON COUNTY, INDIANA**

**031626A**

YAY

NAY

ABSTAIN

	John DeLucia, President		
	Tiffanie Ditlevson, Vice President		
	Pete Peterson, Member		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott  
 Fadness on the \_\_\_20th\_\_\_ day of \_\_\_April\_\_\_, 2026 at \_\_\_\_\_p.m.

ATTEST: \_\_\_\_\_  
**Jennifer L. Kehl, Fishers City Clerk**

**MAYOR'S APPROVAL**

\_\_\_\_\_  
**Scott A. Fadness, Mayor**

\_\_\_\_\_  
**DATE** April 20, 2026 \_\_\_\_\_



**MAYOR'S VETO**

\_\_\_\_\_  
**Scott A. Fadness, Mayor**

\_\_\_\_\_  
**DATE**

This instrument prepared by: Lindsey M. Bennett, Corporation Counsel, City of Fishers, Hamilton  
 County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security  
 number in this document, unless required by law." Lindsey M. Bennett



# Council Action Form

<b>MEETING DATE</b>	4/20/26			
<b>TITLE</b>	Ordinance Amending Chapter 96 (Parks & Recreation)			
<b>SUBMITTED BY</b>	Name & Title: Jordin Alexander			
	Department:			
<b>MEETING TYPE</b>	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
<b>AGENDA CLASSIFICATION</b>	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
<b>ORDINANCE/RESOLUTION</b> (New ordinances or resolutions are assigned a new number)	<input checked="" type="checkbox"/> 1 <sup>st</sup> Reading	<input checked="" type="checkbox"/> 2 <sup>nd</sup> Reading	<input type="checkbox"/> Public Hearing	<input checked="" type="checkbox"/> 3 <sup>rd</sup> Reading
				<input type="checkbox"/> Final Reading
	Ordinance #: 031626A		Resolution #:	
<b>CONTRACTS</b> (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u> )	<input type="checkbox"/> Contract <b>required</b> for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & <b>will provide contract</b> at a later date		<input checked="" type="checkbox"/> <b>No contract</b> for this item	
	<input type="checkbox"/> Contract <b>over</b> \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
<b>HAMILTON COUNTY</b> (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document <b>must</b> be recorded with the County Recorder's Office		<input checked="" type="checkbox"/> Document <b>does not need</b> recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days <b>prior to</b> filing with the County Recorders' Office			

<b>APPROVALS/REVIEWS</b>	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input checked="" type="checkbox"/> Legal Counsel – <i>Name of Reviewer: Jennifer C. Messer</i>	
<b>BACKGROUND</b> (Includes description, background, and justification)	<p>As the City seeks to promote efficiency in the use of its Sports facilities, the proposed amendment gives the City of Fishers exclusive discretion and authority to assign its Sports Facilities to user groups, including to Mudsock Youth Athletics and its Member Leagues.</p> <p>Mudsock Youth Athletics and Member Leagues will be entitled to use the City's Sports Facilities free of charge. Member Leagues must maintain rosters comprised of 100% youth who reside within the HSE School District to be eligible for free of charge facility use.</p> <p>The City may provide Partner Organizations use of its Sports Facilities pursuant to a Facility Use agreement detailing an amount to be paid to cover the cost associated with the use of the Sports Facilities.</p> <p>All Other Organizations will be subject to an hourly field rental fee for use of City Sports Facilities. The rental fee schedule will be annually reviewed and approved by the City.</p>	
<b>BUDGETING AND FINANCIAL IMPACT</b> (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	<b>Narrative:</b>	N/A
<b>OPTIONS</b> (Include <i>Deny Approval</i> Option)	1.	Approve the Ordinance
	2.	Reject the Ordinance
	3.	
	4.	
<b>PROJECT TIMELINE</b>		
<b>STAFF RECOMMENDATION</b> (Board reserves the right to accept or deny recommendations)	Approve Ordinance	
<b>SUPPLEMENTAL INFORMATION</b> (List all attached documents)		



**ORDINANCE NO. 042026**

**AN ORDINANCE OF THE CITY OF FISHERS, INDIANA  
AMENDING CHAPTER 50 (GARBAGE, TRASH AND REFUSE) AND CHAPTER 72  
(STOPPING, STANDING AND PARKING) OF THE CITY OF FISHERS CODE OF  
ORDINANCES**

WHEREAS, pursuant to Indiana Code §36-9-6-2, the City of Fishers (“City”) through its Board of Public Works and Safety supervises the streets, alleys, sewers, public grounds and other property of the City;

WHEREAS, pursuant to Indiana Code §9-21-1-3, the City has authority to regulate the standing or parking of vehicles on roads under its authority within the municipal boundaries of the City;

WHEREAS, the Common Council of the City (“City Council”) has established Chapter 50 of the Fishers Code of Ordinances that regulates garbage, trash and refuse service within the City;

WHEREAS, City Council has established Chapter 72 of the Fishers Code of Ordinances (“Code of Ordinances”) that regulates the stopping, standing and parking of vehicles within the City; and

WHEREAS, the City desires to amend Chapters 50 and 72 to allow Fishers Code Enforcement to issue notice of violations and citations for violations of these Chapters.

NOW, THEREFORE, BE IT ORDAINED, by the Common Council of the City of Fishers, Indiana, in regular meetings, as follows:

**Section 1.** Chapter 50 shall be amended as follows, with new language shown in blue and deletions shown in ~~red-strikeout~~

**§ 50.06 REMEDIES.**

Upon the determination by the Director of the Department of Public Works or Fishers Code Enforcement that a violation has occurred, the responsible contractor shall be notified via telephone with a certified letter to follow as soon as practicable. The contractor shall have 24 hours from earliest notice in which to correct the violation. If the conditions have not been corrected within that time, the city may take corrective action at the contractor's expense. Upon receipt of a third violation issued to a contractor, the contractor shall make written notice to all of their customers, within the city corporate limits, making them aware that another contractor licensed with the city may need to be contacted and contracted for said services. In the event of a third violation within any 12-month period, the Mayor or his or her designee shall revoke said contractor’s license. License revocation shall be effective 30 days from the date of the mailing of said letter to the contractor. Upon notice of revocation of license, the contractor shall contact by mail all customers within the limits of the city notifying all customers of the pending revocation of license and placing them on notice that customers may be

required to obtain alternative waste removal services. Contractor may petition the Board of Public Works & Safety for reinstatement of his or her license within the 30-day period before the effective date of license revocation.  ~~, which reinstatement requires approval of the City Council.~~

### **§ 50.99 PENALTIES**

Citations for violations of this chapter may be issued by the Department of Public Works or Fishers Code Enforcement. Whoever violates any of the provisions of this chapter shall be fined in an amount of \$200 for the first offense; \$500 for the second offense; and, \$1,000 for the third offense and the contractor's license may be revoked, and reinstatement of said license shall require the approval of the City Council Board of Public Works & Safety as set forth herein. A separate offense shall be deemed committed upon each day during or on which a violation occurs or continues. If the citation is not paid, an enforcement action may be filed by the Law Department in Fishers City Court. The Law Department may also, in the name of the City, bring actions in the Circuit or Superior Courts of Hamilton County for injunctive relief in the enforcement or compliance of this chapter.

**Section 2.** Section 72.99 shall be amended as follows, with new language shown in blue and deletions shown in red-strikeout:

### **§ 72.99 PENALTY.**

(A) Citations for violation of this chapter may be issued by the Fishers Police Department or Fishers Code Enforcement. Each violator of the restrictions and provisions of this chapter shall pay a fine to the city's Ordinance Violations Bureau in the sum and amount set forth in § 36.08. If the violation citation is not paid, an enforcement action may be filed by the City ~~Attorney's office~~ Law Department in the Fishers City Court.

(B) In addition thereto, whenever, in the opinion of the Police Department or Fishers Code Enforcement, a ~~stopping~~ stopped, standing or parked vehicle in violation of the provisions of this chapter constitutes an immediate hazard to the safety of the citizens of the city, the Police Department or Fishers Code Enforcement may have said vehicle towed from such position of danger to a containment area and the expense of such towing and storage, if any, shall be borne by the registered owner of said vehicle.

**Section 3.** All other ordinances or provisions thereof not specifically changed herein shall remain in full force and effect.

**Section 4.** If any portion of this Ordinance is for any reason declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of the same can be given the same effect.

**Section 5.** This Ordinance is and shall be effective as of the date of passage and upon publication, if required by Indiana law.

ALL OF WHICH IS SO ORDAINED by the Common Council of the City of Fishers, Indiana on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**COMMON COUNCIL OF THE CITY OF FISHERS,  
HAMILTON COUNTY, INDIANA**

<b>YAY</b>		<b>NAY</b>	<b>ABSTAIN</b>
	John DeLucia, President		
	Tiffanie Ditlevson Vice President		
	Pete Peterson, Member		
	John Weingardt, Member		
	Brad DeReamer, Member		
	Cecilia Coble, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the \_\_\_\_\_ day of \_\_\_\_\_ 2026, at \_\_\_\_\_ m.

ATTEST: \_\_\_\_\_  
Jennifer L. Kehl, City Clerk

**MAYOR’S APPROVAL**

\_\_\_\_\_  
Scott A. Fadness, Mayor

\_\_\_\_\_  
DATE

**MAYOR’S VETO**

\_\_\_\_\_  
Scott A. Fadness, Mayor

\_\_\_\_\_  
DATE

This instrument prepared by: Lindsey M. Bennett, Corporation Counsel, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

“I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.” Lindsey M. Bennett



# Council Action Form

<b>MEETING DATE</b>	April 20, 2026			
<b>TITLE</b>	Request to Amend Chapter 50 (Garbage, Trash and Refuse) and Chapter 72 (Stopping, Standing and Parking) of the City of Fishers Code of Ordinances			
<b>SUBMITTED BY</b>	Name & Title: Lindsey Bennett, Corporation Counsel			
	Department: Law			
<b>MEETING TYPE</b>	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
<b>AGENDA CLASSIFICATION</b>	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
<b>ORDINANCE/RESOLUTION</b> (New ordinances or resolutions are assigned a new number)	<input checked="" type="checkbox"/> 1 <sup>st</sup> Reading	<input type="checkbox"/> 2 <sup>nd</sup> Reading	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 <sup>rd</sup> Reading
				<input type="checkbox"/> Final Reading
	Ordinance #: 042026		Resolution #:	
<b>CONTRACTS</b> (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u> )	<input type="checkbox"/> Contract <b>required</b> for this item		<input type="checkbox"/> Signed copy of contract attached	
	X Seeking award or other scenario & <b>will provide contract</b> at a later date		<input type="checkbox"/> <b>No contract</b> for this item	
	<input type="checkbox"/> Contract <b>over</b> \$50,000		<input type="checkbox"/> Services	
	Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Capital Outlay	
			<input type="checkbox"/> Debt Services	
<b>HAMILTON COUNTY</b> (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document <b>must</b> be recorded with the County Recorder's Office		<input type="checkbox"/> Document <b>does not need</b> recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days <b>prior to</b> filing with the County Recorders' Office			

<b>APPROVALS/REVIEWS</b>	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
<b>BACKGROUND</b> (Includes description, background, and justification)	<p>The proposed amendments to Chapter 50 (Garbage, Trash and Refuse) and Chapter 72 (Stopping, Standing and Parking) would authorize Code Enforcement officers to issue citations for violations of these chapters. Currently, enforcement authority is limited to the Department of Public Works for Chapter 50 and the Fishers Police Department for Chapter 72.</p> <p>In practice, Code Enforcement officers frequently encounter violations within the scope of these chapters but must rely on DPW or FPD to respond. Granting citation authority to Code Enforcement would allow for more immediate enforcement, improve operational efficiency, and enhance the City's ability to maintain clean, safe, and vibrant spaces.</p> <p>Accordingly, the City respectfully requests Council approval of these amendments.</p>	
<b>BUDGETING AND FINANCIAL IMPACT</b> (Includes project costs and funding sources)	Budgeted \$:	
	Expenditure \$:	
	Source of Funds:	
	Additional Appropriation #:	
	<b>Narrative:</b>	
<b>OPTIONS</b> (Include <i>Deny Approval</i> Option)	1.	Approve
	2.	Reject
	3.	
	4.	
<b>PROJECT TIMELINE</b>		
<b>STAFF RECOMMENDATION</b> (Board reserves the right to accept or deny recommendations)	Staff recommends approval of these amendments.	
<b>SUPPLEMENTAL INFORMATION</b> (List all attached documents)		

**ORDINANCE NO. 042026A**

**AN ORDINANCE AMENDING CHAPTER 71 (TRAFFIC RULES) AND CHAPTER 73 (BICYCLES) OF THE CITY OF FISHERS CODE OF ORDINANCES**

WHEREAS, children and pedestrians are commonly present on neighborhood streets, multi-paths, sidewalks, and bicycle lanes;

WHEREAS, the City of Fishers (“City”) desires to provide safe, efficient, and sustainable transportation options for its residents, visitors, and trail users;

WHEREAS, the use of certain motorized devices such as electric dirt bikes, electric bicycles, electric scooters, and others has increased substantially;

WHEREAS, for the public’s health and safety, it is essential to establish guidelines and regulations governing the operation of the bicyclists, motor vehicles and motorized devices to ensure the safety of pedestrians, riders and users of the City’s trails, sidewalks and roadways;

WHEREAS, the City desires to promote transportation options while giving consideration to conflicts between motor vehicles, motorized devices, bicyclists, and pedestrians; and

WHEREAS, the City desires to implement a comprehensive ordinance for bicycles and motorized devices on the City’s trails, sidewalks and roadways.

NOW, THEREFORE, BE IT ORDAINED, by the Common Council of the City of Fishers, Hamilton County, Indiana, meeting in regular session as follows:

**Section 1.** Section 71.40 DEFINITIONS, and 71.41 MOTOR VEHICLE RESPONSIBILITY and the title of same, “OPERATION OF MOTOR VEHICLES AND BICYCLES IN ROADWAYS, MULTI-USE PATHS, SIDEWALKS AND BICYCLE LANES” are hereby repealed and removed from the Fishers Code of Ordinances.

**Section 2.** Chapter 73: BICYCLES is hereby repealed and replaced in full as follows:

**CHAPTER 73: OPERATION OF MOTOR VEHICLES, BICYCLES, AND  
MOTORIZED DEVICES ON MULTI-USE TRAILS, SIDEWALKS, AND  
ROADWAYS.**

**§ 73.01 DEFINITIONS.**

For purposes of this subchapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**BICYCLE.** Any foot-propelled vehicle, irrespective of the number of wheels in contact with the ground. This definition does not include E-Bicycles.

**BICYCLE LANE.** That portion of a roadway or roadway shoulder that has been designated by striping, signing and pavement markings for the preferential or exclusive use of a bicycle.

**BICYCLIST.** A person operating a bicycle.

**CLASS 1 E-BICYCLE.** An electric bicycle or e-bicycle equipped with an electric motor that (1) provides assistance only when the operator is pedaling and (2) ceases to provide assistance to the operator when the electric bicycle reaches a speed of twenty (20) miles per hour or as otherwise defined by Indiana Code § 9-13-2-1 *et seq.*, as amended.

**CLASS 2 E-BICYCLE.** An electric bicycle or e-bicycle equipped with an electric motor that (1) may be used to exclusively propel the electric bicycle; and (2) ceases or is unable to provide assistance when the bicycle reaches a speed of twenty (20) miles per hour or as otherwise defined by Indiana Code § 9-13-2-1 *et seq.*, as amended.

**CLASS 3 E-BICYCLE.** An electric bicycle or e-bicycle equipped with an electric motor that (1) provides assistance only when the operator is pedaling; and (2) ceases to provide assistance when the bicycle reaches a speed of twenty-eight (28) miles per hour or as otherwise defined by Indiana Code § 9-13-2-1 *et seq.*, as amended.

**E-BICYCLE.** Also called an electric bicycle. A bicycle that is equipped with fully operable pedals and an assistive, electric motor with a power output not greater than seven hundred fifty (750) watts. A general term that meets the requirements of and encompasses Class 1, Class 2, and Class 3 E-Bicycles, and complies with the applicable regulations of Indiana Code § 9-21-11, as amended.

**E-SCOOTERS.** A device weighing not more than one hundred (100) pounds, (2) designed to travel on not more than three (3) wheels in contact with the ground, (3) handlebars and a floorboard that the rider uses to stand on the device during operation and (4) powered by an electric motor that is capable of power the device with or without human propulsion at a speed not more than twenty (20) miles per hour on a paved level surface, or as otherwise defined by Indiana Code § 9-13-2-1 *et seq.* Also called an electric foot scooter.

**E-MOTO.** A device powered by electric or mechanical motor that typically features power exceeding 750 watts, no functional pedals, and can generate speed when powered solely by the motor of more than twenty (20) miles per hour or more. Examples of E-Motos include but are not limited to, electric dirt bikes, electric trikes, and electric motorcycles.

**ELECTRIC PERSONAL ASSISTIVE MOBILITY DEVICE.** A self-balancing, two (2) non-tandem wheeled device that is designed to transport only one (1) person and that has (1) an electric propulsion system with average power of seven hundred fifty (750) watts or one (1) horsepower and a maximum speed of less than twenty (20) miles per hour when operated on a paved level surface and when operated by an operator weighing one hundred seventy (170) pounds. Examples include segways, hoverboards and electric wheelchairs

**GREENWAY TRAILS.** The following multi-use trails within the City of Fishers: Nickel Plate Trail and the Geist Greenway Trail.

**MOTOR VEHICLE.** Any vehicle that is propelled in whole or in part by a motor or any mechanical or artificial means, or is being pushed or towed by the same, or as otherwise defined by Indiana Code §9-13-2-105. For purposes of this Chapter, this term includes, but is not limited to cars, motorcycles, and mopeds.

This term does not include an e-bicycle, e-scooter, e-moto, or an electric personal assistive mobility device.

**MOTORIZED DEVICE.** A term that encompasses all E-Bicycles, E-Scooters, E-Motos, and Electric Personal Assistive Mobility Devices. This term does not include bicycles or motor vehicles.

**MULTI-USE TRAIL.** A paved or unpaved path at least eight feet (8') in width and indicated with signage by the City of Fishers as a trail.

**OPERATOR.** Any person operating an E-Bicycle, E-Scooter, E-Moto, Electronic Personal Assistive Mobility Device or Motor Vehicle.

**ROADWAY.** That portion of a street improved, designed or ordinarily used for vehicular travel. The term does not include the sidewalk, berm or shoulder, even if the sidewalk, berm or shoulder is being used by bicyclists or persons using E-Bicycles, E-Scooters or E-Motos. This term does not include bicycle lanes.

**SIDEWALK.** The part of a street between the curb lines or the lateral lines of a roadway, and the adjacent property lines intended for the use of pedestrians, usually five feet (5') to six feet (6') in width. This term does not include Multi-Use Trails.

## **§ 73.02 BICYCLIST RESPONSIBILITIES.**

(A) In addition to the responsibilities imposed on a bicyclist by Ind. Code § 9-21-11 *et seq.*, these regulations are applicable to a bicyclist on a roadway or multi-use trail.

(B) *Bicyclists shall obey laws.* Bicyclists operating bicycles within the city's corporation limits shall obey all traffic signals, traffic control devices, signs, and markings upon any roadway, bicycle lane, sidewalk or multi-use trail unless otherwise directed by a police officer. Bicyclists shall not weave in between cars and shall keep a safe distance between the bicycle and a motor vehicle when approaching stopped motor vehicles at a red light or stop sign.

(C) *Riding bicycles.* No bicycle shall be used to carry more persons at one time than the number for which it is designed or equipped, except that an adult rider may carry a child securely attached in an approved child seat.

(D) *Riding on sidewalk or multi-use trail.*

(1) Bicycles may be ridden on sidewalks when such conduct does not constitute a hazard to safety of pedestrians.

(2) The city is authorized to erect signs on any sidewalk or roadway prohibiting the riding of bicycles thereon by any person and when such signs are in place, it shall be unlawful to violate its directive.

(3) Whenever any person is riding a bicycle upon a sidewalk or multi-use trail, such person shall yield the right of way to any pedestrian and shall give audible signal before overtaking and passing such pedestrian.

(E) *Bicycle parking.*

(1) No person shall park any bicycle upon the traveled portion of any roadway, multi-use trail, or bicycle lane.

(2) A bicycle located on any sidewalk shall be parked only in a rack provided to support the bicycle, against a building, or in such other manner as not to impede pedestrian traffic thereon.

(F) It shall be unlawful for any person to use a bicycle to deliberately block or close a roadway intersection so as to facilitate the passage of other bicyclists through the intersection without stopping, yielding to other traffic, or in contravention of the traffic signals, traffic control devices, signs, posted speed limits, or markings upon a roadway, bicycle lane, sidewalk, or multi-use trail.

(G) The parent, guardian or custodian of any minor child shall not authorize or knowingly permit any minor child to violate any provisions herein.

### **§73.03 MOTOR VEHICLE RESPONSIBILITIES**

(A) *Drivers to exercise due care.* The driver of any motor vehicle operating on any roadway located within the city's corporate limits shall exercise due care to avoid colliding with any person operating a bicycle or motorized device, and shall, as necessary, give warning by the sounding of a horn and by exercising such other precautions as are necessary to avoid a motor vehicle and bicycle or motorized device collision.

(B) *Turning right in front of a bicycle or motorized.* When a motor vehicle and a bicycle or motorized device are traveling in the same direction on or along any roadway located within the city's corporate limits, the operator of the motor vehicle overtaking such bicycle or motorized device shall not turn to the right in front of the bicycle or motorized device until the motor vehicle is safely ahead and clear of the bicycle or motorized device.

(C) *Turning left in front of a bicycle or motorized device.* The driver of a motor vehicle operating within the city's corporate limits shall, when entering an intersection with the intention of turning left therein, yield the right-of-way to a bicycle or motorized device approaching the intersection from the opposite direction whenever a failure to do so would cause the approaching bicycle or motorized device to strike the motor vehicle or to engage in evasive actions in order to avoid such a collision.

(D) *Passing of bicycles or motorized device.* The driver of any motor vehicle operating within the city's corporate limits, whenever passing a bicycle or motorized device proceeding in the same direction on any roadway, shall maintain at all times a distance of not less than three feet from said bicycle or motorized device during the entire passing maneuver.

(E) *Operating on roadways that contain a bicycle lane.* The driver of any motor vehicle operating within the city's corporate limits shall, when traveling on a roadway that contains a designated bicycle lane, yield the right-of-way to all persons operating bicycles or motorized device on and within said bicycle lane.

(F) *Turning on roadways with bicycle lanes.* The driver of any motor vehicle operating within the city's corporate limits shall, when traveling on a roadway that contains a designated bicycle lane, enter the bicycle lane to make a turn only after yielding to all persons operating a bicycle or motorized device on and within said bicycle lane and only when doing so will not cause any bicyclist or operator of motorized device to collide with the motor vehicle or to take evasive actions that impede the bicycle's or motorized device's forward progress in order to avoid such a collision.

(G) *Driving on bicycle lanes and multi-use trail.* No driver of any motor vehicle shall drive or park said motor vehicle in, on, or upon any designated bicycle lane or multi-use trail, or otherwise impede any bicycle or motorized device operating on and within a bicycle lane or multi-use trail within the city's corporate limits except when safely entering or exiting a legal parking space, driveway, or roadway as necessary, and then only after yielding to all persons operating a bicycle or motorized device on or within said bicycle lane or multi-use trail and when doing so will not cause any bicyclist or operator to collide with the motor vehicle or to take evasive actions that impede its forward progress in order to avoid such a collision.

(H) Nothing in this section shall be construed to permit the operation of a bicycle or motorized device in any location or manner prohibited by §73.02 or §73.04.

#### **§ 73.04 MOTORIZED DEVICE OPERATOR RESPONSIBILITIES AND REGULATIONS.**

(A) *Permitted and Restricted Locations.*

(1) **Greenway Trails.** Bicycles, Class 1 E-Bicycles, Class 2 E-Bicycles, and Electric Personal Assistive Mobility Devices may be operated on Greenway Trails, subject to the regulations stated in this Chapter. Class 3 E-Bicycles, E-Scooters, and E-Motos are prohibited from operation on Greenway Trails.

(2) **Multi-Use Trails.** Bicycles, Class 1 E-Bicycles, Class 2 E-Bicycles, E-Scooters, E-Motos that do not have the capability to exceed 28 miles per hour, and Electric Personal Assistive Mobility Devices may be operated on multi-use trails, subject to the regulations stated in this Chapter. E-Motos that have the capability of exceeding 28 miles per hour and Class 3 E-Bicycles are prohibited from operation on Multi-Use Trails.

**Sidewalks.** Bicycles, Class 1 E-Bicycles, Class 2 E-Bicycles, E-Scooters and Electric Personal Assistive Mobility Devices may be operated on sidewalks, subject to the regulations stated in this Chapter, provided such operation does not constitute a hazard to safety of pedestrians. Class 3 E-Bicycles and E-Motos are prohibited from operation on Sidewalks.

(3) **Bike Lanes.** Bicycles, Class 1 E-Bicycles, Class 2 E-Bicycles, Class 3 Bicycles, E-Scooters, E-Motos and Electric Personal Assistive Mobility Devices may be operated in bike lanes, subject to the regulations stated herein.

(4) **Roadways.** Bicycles, Class 1 E-Bicycles, Class 2 E-Bicycles, Class 3 E-Bicycles, E-Motos may be operated on the roadways within the city's jurisdiction, subject to the regulations stated in this Chapter. E-Scooters and Electric Personal Assistive Mobility Devices are prohibited from operation on the roadways within the city's jurisdiction.

(B) *Operational Rules.* Where allowed in § 73.04(A), operators of E-Bicycles, E-Motos, E-Scooters, and Electric Personal Assistive Mobility Devices:

(1) Shall not operate in a reckless manner; this includes but is not limited to, aggressive riding, excessive speeds, speeding around pedestrians or other users of the trails, sidewalks and roadways, performing wheelies, speed contests, or burnouts, or weaving in and out of slower traffic.

(2) Shall yield the right of way to pedestrians.

(3) Shall pass pedestrians at a safe distance, providing a minimum of three (3) feet of clearance and must wait until it is safe to pass.

(4) Shall avoid sudden or erratic movements that could endanger others.

(5) Shall give due regard to the safety of others, including those with visual, auditory, or mobility impairments.

(6) Shall keep the device under directional, speed, and stopping control at all times.

(7) Shall adhere to all speed limits and operational rules.

(C) *Safety Requirements.* Operators of E-Bicycles, E-Motos, and E-Scooters shall comply with the following safety requirements:

(1) All operators younger than sixteen (16) years of age must wear a properly fitted and fastened helmet while operating the motorized device.

(2) Operators may only carry the number of passengers for which the motorized device is designed by the manufacturer.

(3) Operators shall not attach the motorized device or themselves to any moving motor vehicle by tow rope, hand grip, or otherwise.

(4) Operators shall not tow any other vehicle or motorized device.

(5) Operators shall comply with all state laws, rules, and regulations related to licensing, operation, and maintenance of devices.

(D) *Device Specific Requirements.*

(1) **E-Motos.** Operation of any and all E-Motos are prohibited on Greenway Trails and sidewalks. Operation of E-Motos that have the capability of

going less than 28 miles per hour are allowed on multi-use trails. Operation of E-Motos that have the capability of going greater than 28 miles per hour are prohibited on multi-use trails. Subject to §73.04(B) and (C), E-Motos are allowed on roadways and bicycle lanes under the following conditions:

- (a) Operators must be at least fifteen (15) years of age.
  - (b) Operators must wear a properly fitted and fastened helmet at all times.
  - (c) Operators must carry an unexpired identification card issued by the State of Indiana or other state's department of motor vehicles.
  - (d) Operators shall not operate their E-Moto at a speed greater than the speed limit of the road or thirty (35) miles per hour, whichever is lower.
  - (e) Operators must comply with all traffic rules and regulations.
- (2) **Class 3 E-Bicycles.** Subject to §73.04(B) and (C), Class 3 E-Bicycles are allowed on roadways and bicycle lanes under the following conditions:
- (a) Operators must be at least fifteen (15) years of age.
  - (b) Operators must wear a properly fitted and fastened helmet at all times.
  - (c) Operators must comply with all safety and operational rights and duties, as set forth in Indiana Code §9-21-11-13.1, as amended.
- (3) **E-Scooters.** Subject to §73.04(B) and (C), E-Scooters are allowed in bicycle lanes under the following conditions:
- (a) Operators must be at least fifteen (15) years of age.
  - (b) Operators must wear a properly fitted and fastened helmet at all times.
  - (c) Operators must comply with all safety and operations rights and duties of E-Scooters on roadways, as set forth in Indiana Code §9-21-11-13.6, as amended.

## **§ 73.99 ENFORCEMENT AND PENALTY**

(A) Citations for a violation of §73.02, §73.03, and §73.04 may be issued by the Fishers Police Department to the person committing the violation.

(B) A minor child who commits a violation of §73.02 or §73.04 or a parent/guardian/custodian who allows their child to commit a violation of §73.02 or §73.04 is subject to a citation for violation. Before a citation for §73.02 or §73.04 is issued to a minor child, the officer shall attempt to locate the minor child's parent, and if unable to do so, may cite the minor child. For violations of §73.04, the motorized device may be impounded and towed in accordance with these Code of Ordinances. The owner, or the parent, guardian or custodian of the owner, of the impounded motorized device, shall be responsible for all impoundment and storage fees.

(C) Each violator of this Chapter 73 shall pay a fine to the City’s Ordinance Violation Bureau in the sum and amount set forth in §36.08.

(D) If the citation is not paid, an enforcement action for the fine and/or injunction may be filed by the City’s Law Department in Fishers City Court or Hamilton County Superior or Circuit Court. When an enforcement action is filed against a minor child for a violation of this chapter, the City Law Department shall serve a copy of the Complaint on the minor child’s parent, guardian or custodian, if such person is known or can be identified by a reasonable inquiry.

**Section 3.** Section 71.99 is amended as follows:

**§ 71.99 PENALTY.**

(A) Any violation of §§ [71.16](#), [71.17](#), [71.18](#) or [71.19](#) is a Class C Infraction punishable by a fine up to \$500 for each such violation. All such violations shall be immediately docketed in the City Court of Fishers and made subject to the costs imposed thereon for Class C infractions in addition to the fine imposed by the court having jurisdiction thereof in accordance with this provision.

(B) Citations for a violation of §71.20, §71.30, may be issued by the Fishers Police Department. Each violator shall pay a fine to the City’s Ordinance Violation Bureau in the sum and amount set forth in §36.08.

**Section 4.** Section 36.08 SCHEDULE OF FINES, is hereby amended to add the following fines:

**§ 36.08 SCHEDULE OF FINES**

Violation-Traffic	Code Section	Fine	If not paid after 30 days
Use of Toy Vehicles	71.20	\$25	\$50
Running in Roadway	71.30	\$25	\$50

Violation – Improper Operation of Motor Vehicles, Bicycles, and Motorized Devices	Code Section	Fine	If not paid after 30 days
Bicyclist Responsibilities	73.02	\$150	\$300
Motor Vehicle Responsibilities	73.03	\$150	\$300
Device Operator Responsibilities	73.04	\$150	\$300

**Section 5.** All other ordinances or provisions thereof not specifically changed herein shall remain in full force and effect.

**Section 6.** If any portion of this Ordinance is for any reason declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of the same can be given the same effect.

**Section 7.** This Ordinance is and shall be effective as of the date of passage and upon publication, if required by Indiana law.

ALL OF WHICH IS SO ORDAINED by the Common Council of the City of Fishers, Indiana on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**COMMON COUNCIL OF THE CITY OF FISHERS,  
HAMILTON COUNTY, INDIANA**

**YAY**

**NAY**

**ABSTAIN**

	John DeLucia, President		
	Tiffanie Ditlevson		

	Vice President	
	Pete Peterson, Member	
	John Weingardt, Member	
	Brad DeReamer, Member	
	Cecilia Coble, Member	
	Selina Stoller, Member	
	Todd Zimmerman, Member	
	Bill Stuart, Member	

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the \_\_\_\_\_ day of \_\_\_\_\_ 2026, at \_\_\_\_\_ m.

ATTEST: \_\_\_\_\_  
Jennifer L. Kehl, City Clerk

**MAYOR'S APPROVAL**

\_\_\_\_\_  
**Scott A. Fadness, Mayor**

\_\_\_\_\_  
**DATE**

**MAYOR'S VETO**

\_\_\_\_\_  
**Scott A. Fadness, Mayor**

\_\_\_\_\_  
**DATE**

This instrument prepared by: Lindsey Bennett, Corporation Counsel, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett



# Council Action Form

<b>MEETING DATE</b>	April 20, 2026		
<b>TITLE</b>	Request to Approve Amendments to Chapter 71 (Traffic Rules) and Chapter 73 (Bicycles) of the Fishers Code of Ordinances		
<b>SUBMITTED BY</b>	Name & Title: Lindsey Bennett, Corporation Counsel		
	Department: Law Department		
<b>MEETING TYPE</b>	<input type="checkbox"/> Work Session <input type="checkbox"/> Executive	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special <input type="checkbox"/> Retreat
<b>AGENDA CLASSIFICATION</b>	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution <input type="checkbox"/> Regular
<b>ORDINANCE/RESOLUTION</b> <small>(New ordinances or resolutions are assigned a new number)</small>	<input checked="" type="checkbox"/> 1 <sup>st</sup> Reading	<input type="checkbox"/> 2 <sup>nd</sup> Reading	<input type="checkbox"/> Public Hearing <input type="checkbox"/> 3 <sup>rd</sup> Reading <input type="checkbox"/> Final Reading
	Ordinance #: 042026A		Resolution #:
<b>CONTRACTS</b> <small>(Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)</small>	<input type="checkbox"/> Contract <b>required</b> for this item	<input type="checkbox"/> Signed copy of contract attached	
	<input checked="" type="checkbox"/> Seeking award or other scenario & <b>will provide contract</b> at a later date	<input type="checkbox"/> <b>No contract</b> for this item	
	<input type="checkbox"/> Contract <b>over</b> \$50,000  Please mark the box in the other column that pertains to this contract.	<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
<b>HAMILTON COUNTY</b> <small>(Some documents need recorded by the City Clerk)</small>	<input type="checkbox"/> Document <b>must</b> be recorded with the County Recorder's Office		<input type="checkbox"/> Document <b>does not need</b> recorded with the County Recorder's Office
	<input type="checkbox"/> Wait 31 days <b>prior to</b> filing with the County Recorders' Office		

<b>APPROVALS/REVIEWS</b>	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
<b>BACKGROUND</b> (Includes description, background, and justification)	<p>The purpose of this ordinance is to consolidate, clarify, and modernize the City's regulations governing bicycles and emerging motorized devices, including e-bicycles, e-scooters, electric personal assistive mobility devices, and electric dirt bikes (here, e-motos), into a single chapter of the City Code.</p> <p>Currently, applicable regulations are spread across multiple sections of the Code, including provisions in Chapter 71 related to motor vehicle interactions with bicycles. This ordinance reorganizes those provisions by relocating relevant motor vehicle responsibilities into Chapter 73 and expanding that chapter to address all applicable device types. As a result, Chapter 73 is retitled "Operation of Motor Vehicles, Bicycles, and Motorized Devices on Multi-Use Trails, Sidewalks, and Roadways."</p> <p>Key ordinance changes include:</p> <ul style="list-style-type: none"> <li>• <b>New and updated definitions</b> for e-bicycles, e-scooters, e-motos, and electric personal assistive mobility devices to reflect evolving technology and usage.</li> <li>• <b>Clear guidance on permitted and prohibited locations</b> for each device type, including roadways, bike lanes, sidewalks, and multi-use trails, as well as rules governing interactions with motor vehicles.</li> <li>• <b>Operational and safety requirements</b> applicable to all users.</li> <li>• <b>Device-specific regulations</b>, such as age restrictions, helmet requirements, and speed limitations for specific devices allowed on roadways and in bicycle lanes.</li> <li>• <b>Establishment of a penalty structure</b>, with violations subject to a \$150 fine (\$300 if not paid within 30 days), payable through the City's Ordinance Violation Bureau. Also included is parental/guardian involvement should the violation be committed by a minor and potential impoundment of the motorized device.</li> </ul> <p>Overall, the ordinance provides a consistent and enforceable framework that improves safety, enhances clarity for users, and reflects the growing presence of new motorized devices within the City.</p>	
<b>BUDGETING AND FINANCIAL IMPACT</b> (Includes project costs and funding sources)	Budgeted \$:	
	Expenditure \$:	
	Source of Funds:	
	Additional Appropriation #:	
	<b>Narrative:</b>	
<b>OPTIONS</b> (Include <i>Deny Approval</i> Option)	1.	Approve
	2.	Reject
	3.	

	4.	
<b>PROJECT TIMELINE</b>		
<b>STAFF RECOMMENDATION</b> (Board reserves the right to accept or deny recommendations)	Staff recommends approving the ordinance.	
<b>SUPPLEMENTAL INFORMATION</b> (List all attached documents)		

**ORDINANCE NO. 031626B**

**AN ORDINANCE OF THE COMMON COUNCIL  
AMENDING THE ZONING ORDINANCE  
OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA.**

WHEREAS, this is an ordinance to amend the Unified Development Ordinance (“Zoning Ordinance”) of the City of Fishers (the “City”).

WHEREAS, the Advisory Plan Commission for the City of Fishers (“Plan Commission”) conducted a public hearing on Docket No. TA-26-4 as required by law in regard to the Text Amendment; and

WHEREAS, the Plan Commission, at its meeting on the 1<sup>st</sup> day of April 2026 sent a favorable recommendation to the Common Council by a vote of 6 in favor and 0 opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, THE SUCESSOR IN INTEREST TO THE TOWN OF FISHERS, PURSANT TO IND. CODE 36-4-1 ET. SEQ., THAT THE ZONING ORDINANCE, A PART OF THE COMPREHENSIVE PLAN AND ORDINANCES – 2018, ORDINANCE NO. 071618F, AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

**Section 1.** **AMENDMENT.** This Text Amendment amends certain sections of the Unified Development Ordinance.

**Section 2.** **PURPOSE STATEMENT.** The purpose of this ordinance is to refine certain regulatory language in Chapter 2, Chapter 11 and Chapter 12, as set forth herein.

**Section 3.** **Article 2, Section 2.3.8. Nonconforming Accessory Site Feature** shall be amended as follows:

**Sec. 2.3.8. Nonconforming Accessory Site Features**

A. Nonconforming accessory site features shall be brought into compliance with the current development standards at the time of issuance of any of the below:

1. Commercial Building Permit including an Addition, New Building, Remodel or Tenant Finishes.
2. Commercial Change of Use Permit
3. Improvement Location Permit
4. Subdivision Improvement Permit
5. Variance
6. Special Exceptions

**Section 4. Article 11, Section 11.1.11. Appeals or Trials** shall be amended as follows:

**Section 11.1.11 Appeals or Trials.**

- A. In accordance with IC 36-7-4-1000, any person receiving a Notice of Violation may dispute the violation by submitting a written statement to the Board via certified mail at least three (3) business days prior to the date the fine is due and a hearing shall be held in accordance with §36-7-4-919 and 920.
1. Any person receiving a Notice of Violation of Section 2.3.8 may dispute the violation by submitting a written statement of appeal with the basis of appeal to the Board via certified mail within ten (10) business days of receipt of the Notice of Violation and a hearing shall be held in accordance with §36-7-4-919 and 920.
- B. If the Board upholds the violation, that decision may be appealed to the City Court within five (5) business days. The City Court shall forward such written statement to the City Attorney, who may, in its discretion, pursue all remedies specified in this Chapter.

Any fines claimed as due and owing shall be postponed pending resolution of any legal action initiated by the City Attorney.

**Section 5. Article 12.2 Defined Terms** shall be amended as follows:

**Article 12.2 L**

**Legal Nonconforming Accessory Site Features.** Any feature of a site that is accessory to the primary building or structure that legally existed prior to the effective date of this UDO, or its subsequent amendments, that no longer meet the development standards. This includes:

1. Accessory Structure Standards set forth in Article 6.2. specifically:
  - a. Mechanical & Utility Equipment set forth in Section 6.2.6.
  - b. Trash Receptacles set forth in Section 6.2.8.
2. Exterior Lighting Standards set forth in Article 6.5.
3. Landscaping Standards set forth in Article 6.7.
4. Wall & Fence Standards set forth in Article 6.18.

**Article 12.2 N**

**Nonconforming Accessory Site Features.** Any feature of a site that is accessory to the primary building or structure that does not conform to the regulations of the zoning district in which it is located or to the development standards of this UDO, or its subsequent amendments. This includes:

1. Accessory Structure Standards set forth in Article 6.2. specifically:

ORDINANCE NO. 031626B

- a. Mechanical & Utility Equipment set forth in Section 6.2.6.
- b. Trash Receptacles set forth in Section 6.2.8.
2. Exterior Lighting Standards set forth in Article 6.5.
3. Landscaping Standards set forth in Article 6.7.
4. Wall & Fence Standards set forth in Article 6.18.

**Section 6.** All other provisions of Fishers' Code of Ordinance or policies not in conflict with or specifically changed by this amendment shall remain in full force and effect.

**Section 7.** This Ordinance shall be in full force and effect after its adoption by Council, approval by the Mayor, and publication, if required, in accordance with Indiana law.

ALL OF WHICH IS ORDAINED by the Common Council of Fishers, Indiana, this 20<sup>th</sup> day of April 2026.

**COMMON COUNCIL OF THE CITY OF FISHERS,  
HAMILTON COUNTY, INDIANA**

**031626B**

**YAY**

**NAY**

**ABSTAIN**

	John DeLucia, President		
	Tiffanie Ditlevson, Vice President		
	Pete Peterson, Member		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the   20th   day of   April   2026, at \_\_\_\_\_ p.m.

ATTEST: \_\_\_\_\_  
Jennifer L. Kehl, Fishers City Clerk



**MAYOR'S APPROVAL**

\_\_\_\_\_  
Scott A. Fadness, Mayor

  April 20, 2026    
DATE

**MAYOR'S VETO**

\_\_\_\_\_  
Scott A. Fadness, Mayor

\_\_\_\_\_  
DATE

This instrument is prepared by: Lindsey M. Bennett, Corporation Council, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey M. Bennett

**ORDINANCE NO. 031626B**

**AN ORDINANCE OF THE COMMON COUNCIL  
AMENDING THE ZONING ORDINANCE  
OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA.**

WHEREAS, this is an ordinance to amend the Unified Development Ordinance (“Zoning Ordinance”) of the City of Fishers (the “City”).

WHEREAS, the Advisory Plan Commission for the City of Fishers (“Plan Commission”) conducted a public hearing on Docket No. TA-26-4 as required by law in regard to the Text Amendment; and

WHEREAS, the Plan Commission, at its meeting on the 1<sup>st</sup> day of April 2026 sent a favorable recommendation to the Common Council by a vote of 6 in favor and 0 opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, THE SUCESSOR IN INTEREST TO THE TOWN OF FISHERS, PURSANT TO IND. CODE 36-4-1 ET. SEQ., THAT THE ZONING ORDINANCE, A PART OF THE COMPREHENSIVE PLAN AND ORDINANCES – 2018, ORDINANCE NO. 071618F, AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

**Section 1.** **AMENDMENT.** This Text Amendment amends certain sections of the Unified Development Ordinance.

**Section 2.** **PURPOSE STATEMENT.** The purpose of this ordinance is to refine certain regulatory language in Chapter 2, Chapter 11 and Chapter 12, as set forth herein.

**Section 3.** **Article 2, Section 2.3.8. Nonconforming Accessory Site Feature** shall be amended as follows with additions shown in blue and deletions shown in red ~~strikeout~~:

**Sec. 2.3.8. Nonconforming Accessory Site Features**

A. Nonconforming accessory site features shall be brought into compliance with the current development standards at the time of issuance of any of the below:

1. Commercial Building Permit including an Addition, New Building, Remodel or Tenant Finishes.
2. Commercial Change of Use Permit
3. Improvement Location Permit
4. Subdivision Improvement Permit
5. Variance
6. Special Exceptions

**Section 4.** **Article 11, Section 11.1.11. Appeals or Trials** shall be amended as follows with additions shown in blue and deletions shown in ~~red-strikeout~~:

**Section 11.1.11 Appeals or Trials.**

- A. In accordance with IC 36-7-4-1000, any person receiving a Notice of Violation may dispute the violation by submitting a written statement to the Board via certified mail at least three (3) business days prior to the date the fine is due and a hearing shall be held in accordance with §36-7-4-919 and 920.
1. Any person receiving a Notice of Violation of Section 2.3.8 may dispute the violation by submitting a written statement of appeal with the basis of appeal to the Board via certified mail within ten (10) business days of receipt of the Notice of Violation and a hearing shall be held in accordance with §36-7-4-919 and 920.
- B. If the Board upholds the violation, that decision may be appealed to the City Court within five (5) business days. The City Court shall forward such written statement to the City Attorney, who may, in its discretion, pursue all remedies specified in this Chapter.

Any fines claimed as due and owing shall be postponed pending resolution of any legal action initiated by the City Attorney.

**Section 5.** **Article 12.2 Defined Terms** shall be amended as follows, with additions shown in blue and deletions shown as ~~red-strikeout~~:

**Article 12.2 L**

**Legal Nonconforming Accessory Site Features.** Any feature of a site that is accessory to the primary building or structure that legally existed prior to the effective date of this UDO, or its subsequent amendments, that no longer meet the development standards. This includes:

1. Accessory Structure Standards set forth in Article 6.2. specifically:
  - a. Mechanical & Utility Equipment set forth in Section 6.2.6.
  - b. Trash Receptacles set forth in Section 6.2.8.
2. Exterior Lighting Standards set forth in Article 6.5.
3. Landscaping Standards set forth in Article 6.7.
4. Wall & Fence Standards set forth in Article 6.18.

**Article 12.2 N**

**Nonconforming Accessory Site Features.** Any feature of a site that is accessory to the primary building or structure that does not conform to the regulations of the

zoning district in which it is located or to the development standards of this UDO, or its subsequent amendments. This includes:

1. Accessory Structure Standards set forth in Article 6.2. specifically:
  - a. Mechanical & Utility Equipment set forth in Section 6.2.6.
  - b. Trash Receptacles set forth in Section 6.2.8.
2. Exterior Lighting Standards set forth in Article 6.5.
3. Landscaping Standards set forth in Article 6.7.
4. Wall & Fence Standards set forth in Article 6.18.

**Section 6.** All other provisions of Fishers' Code of Ordinance or policies not in conflict with or specifically changed by this amendment shall remain in full force and effect.

**Section 7.** This Ordinance shall be in full force and effect after its adoption by Council, approval by the Mayor, and publication, if required, in accordance with Indiana law.

ALL OF WHICH IS ORDAINED by the Common Council of Fishers, Indiana, this 20<sup>th</sup> day of April 2026.

**COMMON COUNCIL OF THE CITY OF FISHERS,  
HAMILTON COUNTY, INDIANA**

**031626B**

**YAY**

**NAY**

**ABSTAIN**

YAY		NAY	ABSTAIN
	John DeLucia, President		
	Tiffanie Ditlevson, Vice President		
	Pete Peterson, Member		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 20th day of April 2026, at \_\_\_\_\_ p.m.

ATTEST: \_\_\_\_\_  
**Jennifer L. Kehl, Fishers City Clerk**



**MAYOR'S APPROVAL**

\_\_\_\_\_  
**Scott A. Fadness, Mayor**

April 20, 2026  
**DATE**

**MAYOR'S VETO**

\_\_\_\_\_  
**Scott A. Fadness, Mayor**

\_\_\_\_\_  
**DATE**

This instrument is prepared by: Lindsey M. Bennett, Corporation Council, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey M. Bennett



# Council Action Form

<b>MEETING DATE</b>	April 20, 2026			
<b>TITLE</b>	Consideration of a text amendment to the Unified Development Ordinance (UDO) to Chapter 2. Administration, Chapter 11. Enforcement & Penalties and Chapter 12. Definitions (TA-26-4)			
<b>SUBMITTED BY</b>	Name & Title: Ross Hilleary, Assistant Director of Planning			
	Department:			
<b>MEETING TYPE</b>	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
<b>AGENDA CLASSIFICATION</b>	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
<b>ORDINANCE/RESOLUTION</b> (New ordinances or resolutions are assigned a new number)	<input type="checkbox"/> 1 <sup>st</sup> Reading	<input type="checkbox"/> 2 <sup>nd</sup> Reading	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 <sup>rd</sup> Reading
				<input checked="" type="checkbox"/> Final Reading
	Ordinance #: 031626B		Resolution #:	
<b>CONTRACTS</b> (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u> )	<input type="checkbox"/> Contract <b>required</b> for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & <b>will provide contract</b> at a later date		<input checked="" type="checkbox"/> <b>No contract</b> for this item	
	<input type="checkbox"/> Contract <b>over</b> \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
<b>HAMILTON COUNTY</b> (Some documents need recorded by the City Clerk)	<input checked="" type="checkbox"/> Document <b>must</b> be recorded with the County Recorder's Office <input type="checkbox"/> Wait 31 days <b>prior to</b> filing with the County Recorders' Office		<input type="checkbox"/> Document <b>does not need</b> recorded with the County Recorder's Office	

<b>APPROVALS/REVIEWS</b>	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input checked="" type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
<p style="text-align: center;"><b>BACKGROUND</b> (Includes description, background, and justification)</p>	<p>This is a text amendment to Fishers Unified Development Ordinance (UDO) which includes changes to the following chapters:</p> <ul style="list-style-type: none"> <li>- Chapter 2. Administration</li> <li>- Chapter 11. Enforcement &amp; Penalties</li> <li>- Chapter 12. Definitions</li> </ul> <p>This UDO brings attention and efforts to bring non-conforming design standards into compliance when the following permits, Commercial Building Permit (including Additon, New Building, Remodel, Tenant Finishes), Commercial Change of Use, Improvement Location Permit, Subdivision Improvement Permit, Variance, Special Exception were submitted they would require the following legal nonconformities to become compliant, including: Mechanical &amp; Utility Equipment, Trash Receptacles, Exterior Lighting, Landscaping Standards, and Wall &amp; Fence Standards.</p> <p>Chapter 2 Administration:</p> <ul style="list-style-type: none"> <li>• Add section that nonconforming accessory site features shall be brought into compliance and generated by the following applications submitted: <ul style="list-style-type: none"> <li>o Commercial Building Permit (including Additon, New Building, Remodel, Tenant Finishes)</li> <li>o Commercial Change of Use</li> <li>o Improvement Location Permit</li> <li>o Subdivision Improvement Permit</li> <li>o Variance</li> <li>o Special Exception</li> </ul> </li> </ul> <p>Chapter 11. Enforcement &amp; Penalties:</p> <ul style="list-style-type: none"> <li>• Add section that Notice of Violation can dispute the violation before the Board of Zoning Appeals</li> </ul> <p>Chapter 12. Definitions:</p> <ul style="list-style-type: none"> <li>• Add Legal Nonconforming Accessory Site Features (i.e., Mechanical &amp; Utility Equipment, Trash Receptacles, Exterior Lighting, Landscaping Standards, Wall &amp; Fence Standards)</li> <li>• Add: Nonconforming Accessory Site Features</li> </ul> <p>Plan Commission met April 1, 2026 and sent a favorable recommendation to City Council (6-0).</p>	

<b>BUDGETING AND FINANCIAL IMPACT</b> (Includes project costs and funding sources)	Budgeted \$: N/A
	Expenditure \$: N/A
	Source of Funds: N/A
	Additional Appropriation #: N/A
	<b>Narrative:</b> N/A
<b>OPTIONS</b> (Include <i>Deny Approval</i> Option)	1. Hold Final Reading
	2. Continue
	3.
	4.
<b>PROJECT TIMELINE</b>	March 16, 2026 - 1st Reading - City Council April 1, 2026 - Public Hearing - Plan Commission April 20, 2026 - Proposed Final Reading - City Council
<b>STAFF RECOMMENDATION</b> (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold Final Reading.
<b>SUPPLEMENTAL INFORMATION</b> (List all attached documents)	1. Ordinance

**ORDINANCE NO. 031626C**

**AN ORDINANCE OF THE COMMON COUNCIL  
AMENDING THE ZONING ORDINANCE  
OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA.**

WHEREAS, this is an ordinance to amend the Zoning Ordinance of the City of Fishers (the “City”).

WHEREAS, the Advisory Plan Commission for the City of Fishers (“Plan Commission”) has conducted a public hearing on Docket No. TA-26-3 as required by law in regard to the Text Amendment; and

WHEREAS, the Plan Commission, at its meeting on April 1, 2026 sent a favorable recommendation to the Common Council by a vote of 6 in favor and 0 opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, THE SUCESSOR IN INTEREST TO THE TOWN OF FISHERS, PURSANT TO IND. CODE 36-4-1 ET. SEQ., THAT THE ZONING ORDINANCE, A PART OF THE COMPREHENSIVE PLAN AND ORDINANCES – 2018, ORDINANCE NO. 071618F, AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

**Section 1. AMENDMENT.** This Text Amendment amends certain sections of the Unified Development Ordinance;

**Section 2. PURPOSE STATEMENT.** The purpose of this ordinance is to refine certain regulatory language in the furtherance of the overall Purpose & Intent provisions of the following Chapter 3. Zoning Districts, Chapter 5. Use Regulations, Chapter 6. Development Standards, and Chapter 12. Definitions (Exhibit A).

UNLESS SPECIFICALLY AMENDED BY REFERENCE HEREIN, ALL REMAINING TERMS AND CONDITIONS OF THE COMPREHENSIVE PLAN SHALL CONTINUE IN FULL FORCE AND EFFECT AND ARE HEREBY RATIFIED AND AFFIRMED.

SO BE IT ORDAINED by the Common Council of The City of Fishers, Hamilton County, Indiana this 20<sup>th</sup> of April 2026.

**COMMON COUNCIL OF THE CITY OF FISHERS,  
HAMILTON COUNTY, INDIANA**

**031626C**

**YAY**

**NAY**

**ABSTAIN**

	John DeLucia, Member		
	Tiffanie Ditlevson, Member		
	Pete Peterson, Member		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 20th day of April 2026 at \_\_\_\_\_ p.m.

ATTEST: \_\_\_\_\_  
**Jennifer L. Kehl, Fishers City Clerk**



**MAYOR'S APPROVAL**

\_\_\_\_\_  
**Scott A. Fadness, Mayor**

April 20, 2025  
**DATE**

**MAYOR'S VETO**

\_\_\_\_\_  
**Scott A. Fadness, Mayor**

\_\_\_\_\_  
**DATE**

This instrument is prepared by: Lindsey Bennett, Corporation Counsel, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

**Exhibit A**

*Unified Development Ordinance*

**Chapter 3. Zoning Districts**

**Section 3.4.5. PUD Planned Unit Development District.**

**A. Intent**

The intent of the PUD District is to provide a relief mechanism from the prescriptive standards of a general use zoning district. The PUD District is intended to be used to achieve a higher quality of project design than could be accomplished through the strict application of a general use district or set of general use districts, without adversely impacting the adequate facilities required to serve the property and surrounding area. A PUD District is established through Council approval with a specific PUD District Ordinance establishing the development standards and use standards for each PUD District (see Sec. 10.2.16. Planned Unit Development). **A PUD can be one of the following categories:**

1. PUDC – Planned Unit Development Commercial, which shall have a commercial or nonresidential base zoning district
2. PUDM – Planned Unit Development Mixed Use, which shall have any combination of any residential or nonresidential base zoning district
3. PUDR – Planned Unit Development Residential, which shall have a residential base zoning district

**~~C. Minimum Project Size~~**

~~The minimum project size for a PUD District shall be two (2) acres or more.~~

**~~D. Minimum Parent Tract~~**

~~The minimum parent tract area shall be as indicated in the PUD District Ordinance.~~

**~~E. C. Development Requirements~~**

**Chapter 5. Use Regulations**

**Chapter 5.1.5. Permitted Use Table**

Use Category Specific Use	Residential									Nonresidential						Other		Definition / Use Standard	
	ER	R1	R2	R3	R4	R5	MF	TCR	MP	C1	C2	C3	EN	II	MA	AG	OS		
<b>PUBLIC &amp; INSTITUTIONAL</b>																			
<b>Columbarium</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<b>P</b>	<b>P</b>	<i>Sec. 5.3.1.A. &amp; C.</i>
<b>Place of Worship</b>	SE	SE	SE	SE	SE	SE	SE	SE	-	SE	SE	SE	-	SE	-	SE	SE	<i>Sec. 5.3.1.A. &amp; C.D.</i>	

School, Preschool through K-12	SE	SE	SE	SE	SE	SE	SE	SE	-	SE	SE	SE	-	SE	-	SE	SE	<i>Sec. 5.3.1.A. &amp; <del>D. E.</del></i>
<b>COMMERCIAL</b>	<b>ER</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R5</b>	<b>MF</b>	<b>TCR</b>	<b>MP</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>EN</b>	<b>I1</b>	<b>MA</b>	<b>AG</b>	<b>OS</b>	
Outdoor Entertainment and Recreation	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	P	P	<i>Sec. 5.4.5.</i>
Personal Service, except as provided below:	-	-	-	-	-	-	-	-	-	P	P	P	P*	-	P*	-	-	<i>Sec. 5.4.7.A. &amp; <del>B. D.</del></i>
Crematorium	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	<i>Sec. 5.4.7.B.</i>
Funeral Home	-	-	-	-	-	-	-	-	-	-	P	P	P*	-	-	-	-	<i>Sec. 5.4.7.C.</i>

**Section 5.4.2.A. Indoor Entertainment and Recreation Use Category.**

**17. Wedding Chapel**

**Sec. 5.3.1. Civic**

**B. Cemetery**

Land used for the burial of the dead and dedicated for cemetery purposes, including ~~columbaria~~, crematories, mausoleums and mortuaries when operated in conjunction with and within the boundary of such cemetery.

1. **Wall and Fence Standards:** All cemeteries shall incorporate a perimeter fence or wall that is at least 48 inches tall but no taller than 72 inches. Fencing shall not be chain-link.
2. **Setback Standards:**
  - a. Any burial space shall be set back at least 100 feet from any existing or proposed easement or right-of-way.
  - b. Any permanent structure erected for the interment, entombment, or inurnment or human remains shall be set back at least 100 feet from the nearest property line.

**C. Columbarium**

A structure or room or space in a building or structure used or intended to be used for the inurnment of cremated human remains.

1. **Wall and Fence Standards:** All columbaria shall incorporate a perimeter fence or wall that is at least 48 inches tall but no taller than 72 inches. Fencing shall not be chain-link.
2. **Setback Standards:** All cemetery setback standards in Sec. 5.3.1.B.2. shall apply.

**D. ~~C.~~ Place of Worship**

**E. ~~D.~~ School, Public or Private (K-12)**

**Sec. 5.4.5. Outdoor Entertainment and Recreation**

**A. Outdoor Entertainment and Recreation Use Category**

Uses, varying in size, providing daily or regularly scheduled recreation-oriented activities. Activities take place predominately outdoors or within outdoor structures. Outdoor **entertainment and** recreation uses include, but are not limited to, the following uses as examples:

#### 5.4.7. Personal Service

##### A. Personal Service Use Category

Facilities involved in providing personal or repair services to the public. Personal service uses include, but are not limited to, the following uses as examples:

1. Beauty/hair salon.
2. Catering establishment.
3. Cleaning establishment, dry-cleaning or laundry drop-off facility, laundromat.
4. Copy center.
- ~~5. Funeral home, funeral parlor, mortuary, undertaking establishment, crematorium, pet crematorium.~~
- ~~5. 6.~~ Locksmith.
- ~~6. 7.~~ Massage therapy or day spas.
- ~~7. 8.~~ Nail salons.
- ~~8. 9.~~ Optometrist.
- ~~9. 10.~~ Palmist, psychic, medium, fortune telling.
- ~~10. 11.~~ Repair of appliance, bicycle, canvas product, clock, computer, jewelry, musical instrument, office equipment, radio, shoe, television or watch.
- ~~11. 12.~~ Tailor, milliner, upholsterer.
- ~~13. Wedding chapel.~~

##### B. Crematorium

1. **Defined.** A building or structure, including a holding facility, where human or animal remains are or are intended to be cremated.

##### C. Funeral Home

1. **Defined.** A building or structure where human remains are prepared and/or held for a funeral or final disposition and where memorial visitation or the viewing of human remains is conducted before or as part of a memorial or funeral service. This definition includes, but is not limited to, funeral parlors, mortuaries, and undertaking establishments.

**D. ~~B.~~ Use Standards for All Personal Service Uses**

**5.5 Self-Service Storage**

**Section 5.5.4.B.6.** Office or retail space associated with self-service storage facilities may not exceed 1000 square feet.

**5.7 Accessory Uses**

**Section 5.7.2.C.2.a.** The ~~property owner~~ resident operating the home occupation must use the residential dwelling as their primary place of residence. Only residents of the subject residential dwelling may operate, engage in, or conduct the home-based business. Nonresidents are not allowed to work at the subject residential dwelling where a home occupation is being conducted.

**5.8. Temporary Uses**

**Sec. 5.8.2. Permit Required**

**A. Construction Trailer**

1. Once the Temporary Use Permit for the construction trailer has been issued, the construction trailer may be located on the site to be developed up to three (3) weeks prior to the start of site improvements and shall be removed when the last full Certificate of Occupancy has been issued for the development, or within 48 months, whichever is less, **or until the site has been wholly inactive for a period of 12 months**
2. All construction trailers shall be located within the development for which the construction trailer has been established.
3. Construction trailers shall successfully pass all applicable inspections (e.g. electrical, fire) and apply for and receive a Certificate of Occupancy prior to the commencement of the use.

**G. Temporary Trash Receptacle and Temporary Storage Units**

1. Temporary trash receptacles and temporary storage units (e.g. PODS) are permitted on any lot or lots used in combination as follows:
  - a. A maximum of seven (7) consecutive days without a Temporary Use Permit, **on non-residential lots.**
  - b. A maximum of 30 calendar days per calendar year with a Temporary Use Permit, **on non-residential lots.**
  - c. **A maximum of 30 calendar days per calendar year (consecutive or otherwise) without a Temporary Use Permit, on residential lots or at the discretion of the Director.**

~~d. e.~~ If a valid building permit is active, temporary trash receptacles and temporary storage units may be utilized on site until the Certificate of Occupancy is issued, **or within 48 months, whichever is less, or until the site has been wholly inactive for a period of 12 months**

~~e. d.~~ Temporary trash receptacles and storage units shall not be allowed in the public right-of-way, unless a permit is approved by the Department of Engineering.

**Chapter 6. Development Standards**

**6.3 Architectural Design Standards**

**6.3.5. Mixed Use & Non-Residential Design**

**B. Mixed-Use & Non-Residential Building Scale**

1. **Intent.** Promote building designs that use appropriate architectural and Pedestrian Scales to establish compatible physical and visual relationships with adjacent and surrounding developments and reinforce a cohesive built environment. Furthermore, development should consider the scale of surrounding buildings, including relationships to existing residential areas, as well as an appropriate height, mass, and form scaled for the built environment. Applies to façades of development along public roads, public spaces, and adjacent to residential areas.
2. **Standards.** The following standards shall apply:

Description	MU & COD	IND
a) Development should consider the scale of surrounding buildings, including relationships to existing residential areas, as well as an appropriate height, mass, and form scaled for the built environment.	R	R
b) For buildings with façades longer than <del>200'</del> 100', reduce massing of buildings <del>by grouping or incorporating smaller tenant spaces along the commercial façade, or by</del> incorporating at least two (2) modulations with depth at least 5% of the total façade length, and a width of at least 20% of the façade length.	R	O
c) Use Pedestrian Scale and landscape design elements such as specialty lighting, <u>awnings</u> , trees or other <u>site</u> elements to visually relate and transition multi-story buildings (or equivalent) to the <u>ground</u> plane.	R	O
d) Consistently incorporate at least three (3) architectural features into the building design that are Pedestrian Scale, to include: fenestration patterns; architectural elements such as ledges, lighting, or canopies; material or pattern banding; or detailing.	R	R
e) For buildings facing local and collector roadways, off-street parking must be located to the side of or behind buildings with only one (1) row of off-street parking in front of the building façade.	R	O

**C. Mixed-Use & Non-Residential Building Form**

1. **Intent.** Promote building designs that articulate and define appropriate building forms with visual interest and enhance the character of the built environment. Furthermore, the intent of the standards is to articulate building forms, including but not limited to

massing, walls, and roofs, with appropriately scaled modulations that contribute to the development of aesthetic building designs.

2. **Façade Standards.** The following standards apply:

Description	MU & COD	IND
a) Incorporate at least one (1) type of the following modulations in the façade plane, including but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass. Examples include, but are not limited to: columns with trim or accent materials, change in finished material depths, building overhangs, and inset features and materials such as false windows or fenestration with architectural accents.	R	R
b) Qualifying modulation must be at least 12" in depth, be at least 14" in width or height (whichever is narrowest), and occur in total for 20% of overall façade elevation. For buildings with façades less than <del>450'</del> 100', horizontal modulation must occur no less than every 30'. For buildings with façades greater than or equal to <del>450'</del> 100', horizontal modulation must occur no less than every 50'.	R	R
c) Facades facing Public View shall <del>incorporate feature distinct visual elements and physical distinctions in the building design that enhance that define the building's forms, articulate façades, identify entries highlight primary entrances, integrate and create a Pedestrian Scale experience at, and visually anchor the building to</del> incorporate feature distinct visual elements and physical distinctions in the building design that enhance that define the building's forms, articulate façades, identify entries highlight primary entrances, integrate and create a Pedestrian Scale experience at, and visually anchor the building to the ground or <u>street</u> level.	R	O
d) For at least 30% of applicable façades <del>incorporate a water table that uses, use</del> any combination of <del>concrete, masonry,</del> stone, or unique variation of color, <del>texture, or textured materials,</del> at least <del>40'</del> 2' in height, around the base of the building. May alternatively incorporate other architectural features such as ledges, façade reveals, ground level fenestration, raised planters, or landscaping elements within 3' of finished grade.	R	R
e) Where building designs incorporate multiple <u>stories</u> , or multiple floor height equivalents, integrate at least one (1) field or accent color, material, or architectural feature used on lower stories, on the upper stories <del>to provide visual continuity. Architectural features include, but are not limited to: repeated horizontal banding to match building's base trim, columns or pilasters that extend from base to roofline, façade reveals that extend the full height of the building, or coordinate color or material of balconies or canopies with ground floor entry features.</del>	R	R
f) Building designs with multiple stories must provide proportionally taller ground-level façades adjacent to public roadways and public spaces. Provide a floor-to-ceiling height, or floor-to-floor height of 10' to 16'.	R	R
<p><del>g) Incorporate doors and windows for at least 40% of applicable 1st floor façade, or provide faux window and door treatments that incorporate at least two (2) of the following: material changes, reveals in conjunction with color or material change, qualifying modulation such as recessed areas, architectural trellis, awnings and canopies over access areas, detached structures such as pergola, or similar architectural features and details. Big box and buildings in industrial districts may limit applicable façade area to 30' around public entries.</del></p> <p>At least 40% of the first-floor façade must consist of transparent door and window fenestration. Where functional or structural constraints exist, provide at least two (2) of the following treatments: material changes, reveals with color/material shifts, modulation (recessed areas), trellises, awnings, pergolas, or spandrel glass windows. Spandrel glass windows may not exceed 10% of the total first-floor façade area. For big-box and industrial buildings, this requirement is limited to the 30 feet surrounding public entries.</p>	R	R

3. **Roof Standards.** The following standards shall apply:

Description	MU & COD	IND
a) Building roof types, forms, and elements should <del>provide variation and interest to building profiles</del> be designed to reduce the perceived mass of large structures and contribute to the <del>architectural identity of the buildings.</del> local architectural character.	R	R
b) Buildings with rooflines <del>exceeding 50' in length or greater</del> must incorporate <del>integrated rooflines and or</del> parapet variations to <del>reduce perceived mass</del> . Variations may include <del>step-downs, step-backs, other modulation,</del> sloped forms, varied eaves heights, or architectural features such as <del>cornices, or columns,</del> or ledges that create strong shadow lines. <del>and These features</del> must occur in total combination for at least 20% of the façade length. May be averaged over entire façade, but may not exceed 75' without a break.	R	R
<del>e) All developments 1,000 sf or larger, along arterial roadways and pedestrian areas, the design must provide a minimum 20' building elevation to include average parapet height, ridge of a pitched roof, or tower/turret type elements at least 20% in total of overall façade width.</del>	R	O
c) All architectural parapet walls, including smaller accent sections, shall be fully enclosed. These enclosure walls must be finished with the same high-quality materials, colors, and textures as the primary building facade. To prevent a false-front appearance, decorative parapet sections must have a minimum depth of 24" toward the interior of the roof. Furthermore, all parapet walls must feature a distinct architectural cap or coping (such as masonry, metal, or stone) that matches the primary building's architectural trim.	R	R
d) For flat roof: incorporate primary and secondary roof elements including but not limited to: multiple material types along parapets, multiple parapet elevations with at least a 3' change in elevation, or modulation of at least 3' in the parapet height, such as along entryway overhangs. Qualifying elements must exist for at least 20% the length of applicable façades in Public View. May also incorporate secondary roof types, such as hip roofs along overhangs.	R	R
e) For sloped roofs, incorporate at least two (2) of any one (1) roof element, including but not limited to: valleys, ridges, or <u>gables</u> . Qualifying elements in total must exist for at least 20% of applicable façade roof area and be visible from the same façade elevation. May also incorporate other roof styles, such as parapet walls over entryway features.	R	R
f) Provide variation in roof profile over façade modulation and/or articulation over façade material/color transitions. Options include, but are not limited to: varying parapet heights; two (2) or more <u>roof planes</u> ; continuation of façade modulation through <u>roof lines</u> ; dormers; lookouts; overhang eaves; sloped roofs; or cornice work.	R	O

Do this:



a. *Roof types and forms provide variation and interest.*



b. *This building incorporates roofline and parapet variations.*



c. *This building provides ~~a minimum 20' building elevation-enclosed parapet wall section.~~*



d. *This flat roof incorporates primary and secondary roof elements.*

#### D. Mixed-Use & Non-Residential Architectural Elements





1. **Intent.** The intent of these standards is to promote integrated architectural elements and details as components of cohesive building designs that enhance the visual interest of

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building façades, support activity at and/or near ground level, and provide Pedestrian Scale.

2. **Standards.** The following standards shall apply:

Description	MU & COD	IND
a) Provide at least three (3) detailing elements that transition façade material changes or integrate Pedestrian Scale elements, such as doorways, windows, or material banding, at the base of the building. Examples include but are not limited to: cornice work around primary entries, decorative caps on brick or stone banding, architectural canopies over entries, or decorative lintels above the first-floor windows.	R	R
b) Provide building overhangs or other projections such as canopies which articulate the building façade and provide temporary relief from inclement weather. At a minimum, an overhang or projection is required within 20' of all public entryways, must be at least 3' in depth from the point of entry, and be least 6' in length. Entryways with vestibules or other permanent enclosed transition space are exempt.	R	R
c) Provide details that emphasize focal elements such as public entries, building corners, or public spaces. Examples include but are not limited to: columns, quoin or rustication, <del>canopies over entries</del> , lintels, transom windows, or modulation of the roof plane. At least one (1) focal element is required and must be accented with a unique combination of color, texture, materials, or modulation in the wall or roof plane.	R	R
<del>d) To avoid blank wall segments when visible from a roadway or public space, use any combination of standards from Building Form, Architectural Elements, or Material sections to provide pattern, color, or material variation on all wall segments. Must not exceed 30-ft. horizontally or vertically without building variation.</del>	R	R
d) <del>Trash receptacles shall be screened and constructed in accordance with <a href="#">Sec. 6.2.8. Trash Receptacles</a>.</del>		
e) Roof access shall be located within the interior space of the building to eliminate exterior ladders for roof access.	R	R
f) Mechanical and utility equipment shall be screened in accordance with <a href="#">Sec. 6.2.6. Mechanical &amp; Utility Equipment</a> .	R	R

<b>Do this:</b> 	
 <p>a. <i>This building provides at least three (3) detailing elements that transition façade material changes and integrate pedestrian scale elements.</i></p>	 <p>b. <i>This building provides projections which articulate the building façade and provide temporary relief from inclement weather.</i></p>
 <p><del>c. &amp; d.</del> <i>This building provides details that emphasize the public entry.</i></p>	

**E. Mixed Use & Non-Residential Materials**

1. **Intent.** To ensure that materials used for development promote and establish an architectural character that contributes to the aesthetic qualities of neighborhoods and protects adjacent property values.
2. **Standards.** Use materials from the following basic groups: brick, ~~split face concrete masonry unit (CMU)~~, fiber cement board siding, stone, stucco, decorative precast panels, integrally colored [block](#), EIFS, wood, composite metal panels, or high-pressure laminate ([HPL](#)) with a decorative surface that is suitable for exteriors. The additional following standards shall apply when required:

Description	MU & COD	IND
a) Buildings with façades that face Public View shall use consistent material combinations, material quality, and architectural detailing.	R	R
b) For all façade elevations visible from Public View and facing residential <a href="#">zoning districts</a> , shall use at least two (2) distinct <del>field materials, field colors, or material-color-</del> a combinations <del>s of materials and field colors</del> on the building façade. *Applies when industrial buildings face arterial or collector roads, or facing public spaces.	R	R*
c) Building façades visible from Public View shall incorporate an accent material on the 1 <sup>st</sup> story of a <del>multi-tenant</del> multi-level building.	R	R
d) Where materials transition or terminate, provide detailing to express the natural appearance of the material. For example, wrap stone or stone-like products around visible corners to convey the appearance of mass, and not a thin veneer.	R	R
e) Textured concrete panels and prefabricated steel panels are prohibited as a finish material for building façades, except when used with a minimum of two (2) other qualifying field materials and meeting all <del>other standard</del> fenestration and material requirements.	R	O
f) In Industrial Districts, untextured concrete panels and prefabricated steel panels are prohibited as facade field materials facing arterial and collector roadways, or public spaces, except when used with a minimum of two (2) other qualifying field materials and meeting standard fenestration requirements. Concrete panels that do not exceed 3 sf without a patterned reveal or modulation break may be considered textured.	O	R
g) <a href="#">Reclaimed wood</a> may be used as an accent material and shall be limited to architectural accent areas (i.e. building and window trim, architectural features and entrances, etc.). Reclaimed wood shall be of high quality materials, suitable for exterior use, and limited to 25% of the overall building coverage.	R	R
h) Roll-up and drive-through doors are prohibited from Public View, unless they are integrated into the building design. Consider material variation and transitions, modulation, and other architectural features and standards for the design.	R	R
i) Use of neon or extremely bright colors as a primary color or large portion of wall area is prohibited.	R	R

**6.5. Exterior Lighting Standards**

**Section 6.5.3.A.**

**Light Level**

The maximum light level of any light fixture cannot exceed ~~0.5~~ 0.0 foot-candles measured at the property line of any residential district, ~~2.0-1.5~~ foot-candles measured at the property line of any non-residential district, and ~~2.5~~ 2.0 foot-candles at the property line of a parking lot.

**6.5.10. Seasonal Lighting of Religious Symbols**

A. Existing or temporary religious symbols may have additional lighting installed on a temporary basis not to exceed 30 calendar days per year.

B. This additional lighting shall not be in conflict with any standards of this section.

**Sec. 6.10.2. Recreational Vehicles, Utility Trailers, & Watercraft**

**A. Single-Family Residential**

Storage or parking of recreational vehicles, as defined in CHAPTER 12. DEFINITIONS, is subject to the following conditions:

1. No more than one (1) recreational vehicle shall be stored or parked outdoors on a residential parcel at any time.
2. The wheels may not be removed except for immediate repairs.
3. The vehicle shall be stored or parked behind or alongside the primary structure in such a manner that no part of any such vehicle shall project beyond the established front yard or required side setback lines of the lot.
4. The vehicle shall be ~~kept behind an opaque fence of 6 feet in height. screened from view from adjacent properties and rights-of-way.~~
5. At no time, shall such parked or stored vehicle be occupied or used for living, sleeping, or housekeeping purposes.
6. ~~No portion of a recreational vehicle visible from adjacent properties or the rights-of-way shall be covered by a tarp or any other temporary covering.~~

**B. Multi-Family**

Storage or parking of recreational vehicles, as defined in CHAPTER 12. DEFINITIONS, ~~shall be within a specifically designated area that is screened with an eight-foot (8') tall wood or masonry wall that shall be supplemented with landscaping.~~ is subject to the following conditions:

1. ~~No more than one (1) utility trailer or watercraft shall be stored or parked outdoors on a residential parcel at any time.~~
2. ~~The wheels may not be removed, except for immediate repairs.~~
3. ~~The vehicle shall be stored or parked behind or alongside the primary structure in such a manner that no part of any such vehicle shall project beyond the established front yard or required side setback lines of the lot.~~
4. ~~The vehicle shall be screened from view by opaque fencing from adjacent properties and rights-of-way.~~
5. ~~At no time, shall such parked or stored vehicle be occupied or used for living, sleeping, or housekeeping purposes.~~

**Sec. 6.10.5. Incidental Recyclable Material Storage**

**A. Applicability**

~~The following standards shall apply to all non-residential properties unless otherwise expressly permitted within an industrial zoning district.~~

**B. Limited Pallet Storage Permitted**

Outdoor storage of pallets shall be permitted only as limited incidental accumulation associated with the primary use of the property and shall comply with the following standards:

**1. Maximum Quantity**

Outdoor pallet storage shall not exceed twenty (20) pallets at any time.

**2. Maximum Height**

Pallet stacks shall not exceed five (5) feet in height.

**3. Condition of Materials**

- a. Pallets shall be maintained in good condition.
- b. Broken, splintered, rotting, or unusable pallets shall not be stored outdoors.
- c. Pallets shall not be intermixed with trash, debris, scrap materials, or other refuse.

**4. Organization**

- a. Pallets shall be stacked in a neat, stable, and orderly manner.
- b. Scattered, leaning, collapsing, or loosely piled pallets are prohibited.

**5. Location**

- a. Pallets must be stored in the rear of a building.
- b. Pallets shall not obstruct required parking spaces, accessible routes, fire lanes, building exits, or stormwater facilities.

**6. Surface Requirement**

Pallets shall be stored on an improved hard surface, including asphalt or concrete. Storage on turf, soil, gravel, or landscaped areas is prohibited.

**C. Permitted Grease Container**

Each retail food establishment may maintain one (1) exterior grease collection container, provided it complies with the following standards:

**1. Quantity**

No more than one (1) exterior grease container shall be permitted per retail food establishment unless otherwise approved by the Director.

**2. Maintenance & Cleanliness**

- a. Grease containers shall be maintained in good repair.
- b. The surrounding area shall be kept clean and free of spills, residue, litter, and odor.

- c. Spillage shall be immediately cleaned to prevent staining, vermin attraction, or nuisance conditions.

**3. Location**

- a. Grease containers must be stored in the rear of the building.
- b. Grease containers shall not obstruct parking spaces, accessible routes, fire lanes, or building exits.

**4. Surface Requirement**

Grease containers shall be located on an impervious hard surface such as concrete or asphalt.

**6.17.4. Exempt Signs**

K. Safety signs required by federal, state, or local law, including Occupational Safety and Health Administration (OSHA), fire, or building code signage.

**6.17.7.B.14. Building Signs**

Sign Illumination. Wall signs may be illuminated with external, internal, or reverse (back-lit) channel illumination. Neon is not allowed on building signs or along the building.

**6.17.8.F. Banner Signs on Non-Residential Lots**



*A ~~hanging or building-mounted~~ or freestanding sign constructed of vinyl, fabric, or similar material intended to be displayed for a designated period. This does not include signs otherwise described in this Article.*

**Sec. 6.17.9. Other Sign Types**

**F. Construction Signage on Non-Residential Lots**

1. Post Signs
  - a. Post signs are permitted on construction sites with an active building permit until the certificate of occupancy has been issued, or the site has been wholly inactive for a period of 180 days.
  - b. Post signs must adhere to standards as described in *Sec. 6.17.8.D. Post Signs on Non-Residential Lots*, unless otherwise approved by the Director of Community and Economic Development.
2. Banner Signs on Fencing

- a. Banner signs are permitted on temporary fencing for construction sites with an active building permit until the certificate of occupancy has been issued, or the site has been wholly inactive for a period of 180 days.
- b. Banner signage must be tightly secured to fencing at all points.

## **Chapter 12. Definitions**

### 12. Definition additions (see below)

- **Architectural Features.**

~~Exterior building elements intended to provide ornamentation to the building massing including, but not limited to: eaves, cornices, bay windows, window and door surrounds, and balconies.~~

Prominent or decorative elements of a building's exterior that provide visual interest and break up large wall surfaces. These include, but are not limited to:

*Entrances & Openings:* Architectural canopies or awnings over entries, decorative lintels or sills above windows, balconies, transom windows, and ornamental window hoods.

*Vertical & Horizontal Detail:* Columns, pilasters, quoining, horizontal banding, and textured masonry at the base.

*Roof & Wall Transitions:* Eaves, cornices, decorative caps on masonry banding, and modulation of the roof plane or parapet height.

*Integrated Elements:* Ground-level windows, raised planters, and architectural reveals that add depth to the façade.

- **Crematorium.**

A building or structure, including a holding facility, where human or animal remains are or are intended to be cremated.

- **Columbarium.**

A structure or room or space in a building or structure used or intended to be used for the inurnment of cremated human remains.

- **Fenestration.**

The design, arrangement, and proportion of all light-transmitting openings on a building's facade or envelope. This includes windows, doors, skylights, and glazed curtain walls, serving both aesthetic and functional purposes.

- **Funeral Home.**

A building or structure where human remains are prepared and/or held for a funeral or final disposition and where memorial visitation or the viewing of human remains is conducted before or as part of a memorial or funeral service. This definition includes, but is not limited to, funeral parlors, mortuaries, and undertaking establishments.

- **Flex Building.**

Aesthetically pleasing shell buildings that are designed to be adaptable for one (1) or more tenants. These spaces are primarily single-story buildings with open floor plans, allowing tenants to customize a mix of office, showroom, or light industrial / warehouse areas. Garage, roll-up, docks, or other service-related doors shall be on a separate side or plane from the primary entrance and shall not face the primary frontage.

- **Hotel, Extended Stay ~~Hotel/Motel/Inn~~.**

A building in which temporary lodging and/or boarding is provided to the public for compensation. The provider typically provides telephone service, laundry facilities, upkeep of furniture, and other services. Compensation is based upon stays of more than one day and reduced rates are typically featured for weekly/ monthly stays.

- **Spandrel Glass Windows.**

Non-transparent glass panels used within a fenestration system to conceal structural elements. These panels must be integrated into a simulated window assembly that includes a recessed or projecting frame and a distinct architectural sill. The glazed opaque area shall be limited to white, black, or a color that matches the primary building material of the surrounding facade.

- **Self-Service Storage Facility.**

A facility providing separate storage areas for rent, for personal or business use, designed to allow private access by the tenant for storing or removing personal property. Self-service storage uses include, but are not limited to, the following uses as examples: warehouse, self-service fully enclosed indoor storage, or mini-warehouses. This use may include an office or retail component for the storage facility.

- **Tattoo Parlor.**

A facility where tattooing is provided or where the business of tattooing is conducted.

- **Watercraft.**

Boat or Watercraft. Any vessel designed for navigation on water, including boats, personal watercraft, and similar marine craft, whether stored on a trailer or not.

- **Utility Trailer.**

A non-motorized vehicle, without motive power, designed and used primarily for transporting goods, materials, equipment, or personal property, and not designed for human habitation.



# Council Action Form

<b>MEETING DATE</b>	April 20, 2026			
<b>TITLE</b>	Consideration of a text amendment to the Unified Development Ordinance (UDO) to Chapter 3. Zoning Districts, Chapter 5. Use Regulations, Chapter 6. Development Standards, and Chapter 12. Definitions (TA-26-3)			
<b>SUBMITTED BY</b>	Name & Title: Ross Hilleary, Assistant Director of Planning			
	Department:			
<b>MEETING TYPE</b>	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
<b>AGENDA CLASSIFICATION</b>	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
<b>ORDINANCE/RESOLUTION</b> (New ordinances or resolutions are assigned a new number)	<input type="checkbox"/> 1 <sup>st</sup> Reading	<input type="checkbox"/> 2 <sup>nd</sup> Reading	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 <sup>rd</sup> Reading
				<input checked="" type="checkbox"/> Final Reading
	Ordinance #: 031626B		Resolution #:	
<b>CONTRACTS</b> (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u> )	<input type="checkbox"/> Contract <b>required</b> for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & <b>will provide contract</b> at a later date		<input checked="" type="checkbox"/> <b>No contract</b> for this item	
	<input type="checkbox"/> Contract <b>over</b> \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
<b>HAMILTON COUNTY</b> (Some documents need recorded by the City Clerk)	<input checked="" type="checkbox"/> Document <b>must</b> be recorded with the County Recorder's Office		<input type="checkbox"/> Document <b>does not need</b> recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days <b>prior to</b> filing with the County Recorders' Office			

<b>APPROVALS/REVIEWS</b>	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input checked="" type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
<b>BACKGROUND</b> (Includes description, background, and justification)	<p>Consideration of a text amendment to the Unified Development Ordinance (UDO) to Chapter 3. Zoning Districts, Chapter 5. Use Regulations, Chapter 6. Development Standards, and Chapter 12. Definitions. Here is a summary:</p> <p>Chapter 3. Zoning Districts: Planned Unit Development</p> <ul style="list-style-type: none"> <li>• 3.4.5. Define PUDC, PUDM, PUDR</li> <li>• 3.4.5. Remove minimum project size and parent tract</li> </ul> <p>Chapter 5. Use Regulations: Use Table</p> <ul style="list-style-type: none"> <li>• 5.1.5. Add Columbarium to the Permitted Use Table</li> <li>• 5.1.5. Update Outdoor Entertainment and Recreation title</li> <li>• 5.1.5. Update zoning districts for Crematorium and Funeral Homes</li> <li>• 5.3.1. Add Columbarium to the Civic Use</li> </ul> <p>Personal Services</p> <ul style="list-style-type: none"> <li>• 5.4.7. Update personal services</li> </ul> <p>Self Services Storage</p> <ul style="list-style-type: none"> <li>• 5.5. Limit sqft of office space at self-service storage</li> </ul> <p>Temporary Uses</p> <ul style="list-style-type: none"> <li>• 5.8.2. Sunset inactive construction trailers</li> <li>• 5.8.2. Provide residents with flexibility for temporary trash receptacles for home improvements</li> </ul> <p>Chapter 6. Development Standards: Architecture Design Standards</p> <ul style="list-style-type: none"> <li>• 6.3.5.2. Increase modulation along long façade planes</li> <li>• 6.3.5.2. Incorporate water table 2' in height on elevations</li> <li>• 6.3.5.2. Update transparent elevation language</li> <li>• 6.3.5.3. Remove repeated roof standard</li> <li>• 6.3.5.3. parapet wall shall be enclosed</li> <li>• 6.3.5.3. Removal of split-face concrete masonry unit (CMU) as a building material</li> </ul> <p>Lighting Standards</p> <ul style="list-style-type: none"> <li>• 6.5.3. Reduce light levels adjacent to residential from .5 to 0 foot-candles</li> </ul>	

	<ul style="list-style-type: none"> <li>• 6.5.10. Allow seasonal lighting of religious symbols</li> </ul> <p>Recreational Vehicles Standards</p> <ul style="list-style-type: none"> <li>• 6.10.2. Update title to include Utility Trailers &amp; Watercraft</li> <li>• 6.10.2. Update storage of recreation vehicle language for Single Family and Multi-Family</li> </ul> <p>Incidental Recyclable Material Storage Standards</p> <ul style="list-style-type: none"> <li>• 6.10.5. Add Incidental Recyclable Material Storage, Pallet Storage, Grease Container</li> </ul> <p>Signage Standards</p> <ul style="list-style-type: none"> <li>• 6.17.4. Prohibit neon on building sign or along building</li> <li>• 6.17.8. Update banner sign image</li> <li>• 6.17.9. Add Construction Signage language for post signs and banners signs on fence</li> </ul> <p>Chapter 12. Definitions:</p> <p>Updated the following:</p> <ul style="list-style-type: none"> <li>• Architectural Features</li> <li>• Hotel, Extended Stay</li> </ul> <p>Added the following:</p> <ul style="list-style-type: none"> <li>• Crematorium</li> <li>• Columbarium</li> <li>• Fenestration</li> <li>• Funeral Home</li> <li>• Flex Building</li> <li>• Spandrel Glass Windows</li> <li>• Self-Service Storage Facility</li> <li>• Tattoo Parlor</li> <li>• Watercraft</li> <li>• Utility Trailer</li> </ul> <p>Plan Commission met April 1, 2026 and sent a favorable recommendation to City Council (6-0).</p>	
<b>BUDGETING AND FINANCIAL IMPACT</b> <small>(Includes project costs and funding sources)</small>	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	<b>Narrative:</b>	N/A
<b>OPTIONS</b> <small>(Include Deny Approval Option)</small>	1.	Hold Final Reading
	2.	Continue
	3.	
	4.	
<b>PROJECT TIMELINE</b>	March 16, 2026 - 1st Reading - City Council April 1, 2026 - Public Hearing - Plan Commission	

	April 20, 2026 - Proposed Final Reading - City Council
<b>STAFF RECOMMENDATION</b> (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold Final reading.
<b>SUPPLEMENTAL INFORMATION</b> (List all attached documents)	1. Ordinance

**ORDINANCE NO. 042026C**  
AN ORDINANCE ANNEXING CERTAIN REAL ESTATE  
TO THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 3.08 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the “Annexed Territory”);

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around April 20, 2026, the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, the Common Council has determined, in accordance with Ind. Code §36-4-3-5.1, the petition requesting voluntary annexation is signed by 100% of the owners of land within the Annexed Territory;

WHEREAS, in accordance with Ind. Code §36-4-3-1.5, the Common Council has determined that that Annexed Territory is contiguous as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City;

WHEREAS, on or around May 18, 2026, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council adopted a Written Fiscal Plan for the Annexed Territory; and

WHEREAS, the Common Council now desires to annex the Annexed Territory generally known as the 10075 E 121<sup>st</sup> Street Property.

NOW, THEREFORE BE IT ORDAINED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

- Section 1.**                   **Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit A, attached hereto and incorporated herein, and graphically depicted in Exhibit B, attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.
- Section 2.**                   **Annexed Territory.** The real estate containing approximately 3.08 acres more or less legally described in Exhibit A attached hereto and incorporated herein, and graphically depicted in Exhibit B attached hereto and incorporated herein, generally to be known as the 10075 E 121<sup>st</sup> Street Property, is hereby annexed to and declared to be a part of the City of Fishers, Indiana.
- Section 3.**                   **Council District.** The above-described real estate is hereby assigned to City Council District 4 and shall become a part thereof immediately upon the effective date of this ordinance.

**Section 4. Effective Date.** This ordinance shall be in full force and effect June 18, 2026 and as provided by Indiana law.

**Section 5.** All ordinances or parts thereof in conflict herewith are hereby repealed.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 18<sup>th</sup> day of May 2026.

**COMMON COUNCIL OF THE CITY OF FISHERS,  
HAMILTON COUNTY, INDIANA**

**YAY**

**NAY**

**ABSTAIN**

<b>YAY</b>		<b>NAY</b>	<b>ABSTAIN</b>
	John DeLucia, President		
	Tiffanie Ditlevson Vice President		
	Pete Peterson, Member		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the \_\_\_\_\_ day of \_\_\_\_\_ 2026, at \_\_\_\_\_ m.

ATTEST: \_\_\_\_\_  
**Jennifer L. Kehl, Fishers City Clerk**

**MAYOR'S APPROVAL**

\_\_\_\_\_  
**Scott A. Fadness, Mayor**

\_\_\_\_\_  
**DATE**

**MAYOR'S VETO**

\_\_\_\_\_  
**Scott A. Fadness, Mayor**

\_\_\_\_\_  
**DATE**



This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

**EXHIBIT A**  
*Legal Description of Real Estate*

A part of the Northeast Quarter of the Southwest Quarter of Section 32, Township 18 North, Range 5 East, Hamilton County, Indiana, described as follows: Begin at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 32, Township 18 North, Range 5 East; thence South on and along the West line of said Northeast Quarter of the Southwest Quarter 590.0 feet to a point; thence East parallel with the North line of said Quarter 235.0 feet to a point; thence North parallel with the West line of this tract 590.0 feet to the intersection with the North line of said Southwest Quarter; thence West 235.0 feet to the place of beginning. Containing 3.075 acres more or less.

Also including: the entire width of any unincorporated rights-of-way that are contiguous with the above-described real estate.

*10075 E 121st St Fishers, IN 46037*  
*Parcel No. 13-11-32-00-00-036.000*

**EXHIBIT B**  
*Graphic Depiction of Real Estate*



*10075 E 121st St Fishers, IN 46037*  
*Parcel No. 13-11-32-00-00-036.000*



# Council Action Form

<b>MEETING DATE</b>	April 20, 2026			
<b>TITLE</b>	Request to approve a voluntary annexation of 3.08 acres, known as the 10075 E 121st St property. Subject site has a common address of 10075 E 121st Street. (ANX-26-1)			
<b>SUBMITTED BY</b>	Name & Title: Ross Hilleary, Assistant Director of Planning			
	Department:			
<b>MEETING TYPE</b>	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
<b>AGENDA CLASSIFICATION</b>	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
<b>ORDINANCE/RESOLUTION</b> (New ordinances or resolutions are assigned a new number)	<input checked="" type="checkbox"/> 1 <sup>st</sup> Reading	<input type="checkbox"/> 2 <sup>nd</sup> Reading	<input checked="" type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 <sup>rd</sup> Reading
				<input type="checkbox"/> Final Reading
	Ordinance #: 042026C		Resolution #:	
<b>CONTRACTS</b> (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u> )	<input type="checkbox"/> Contract <b>required</b> for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & <b>will provide contract</b> at a later date		<input checked="" type="checkbox"/> <b>No contract</b> for this item	
	<input type="checkbox"/> Contract <b>over</b> \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
<b>HAMILTON COUNTY</b> (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document <b>must</b> be recorded with the County Recorder's Office		<input checked="" type="checkbox"/> Document <b>does not need</b> recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days <b>prior to</b> filing with the County Recorders' Office			

<b>APPROVALS/REVIEWS</b>	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input checked="" type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
<b>BACKGROUND</b> (Includes description, background, and justification)	<p>The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners."</p> <p>The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners.</p> <p>In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.</p>	
<b>BUDGETING AND FINANCIAL IMPACT</b> (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	<b>Narrative:</b>	N/A
<b>OPTIONS</b> (Include <i>Deny Approval</i> Option)	1.	Hold Final Reading
	2.	Continue
	3.	Take no action
	4.	
<b>PROJECT TIMELINE</b>	<p>April 20, 20265 - Proposed 1<sup>st</sup> Reading &amp; Public Hearing - City Council  December 15, 2025 - Proposed Final Reading &amp; Fiscal Plan - City Council</p>	
<b>STAFF RECOMMENDATION</b> (Board reserves the right to accept or deny recommendations)	<p>Staff recommends that Council hold 1<sup>st</sup> Reading and Public hearing for the 10075 E 121<sup>st</sup> Street property (ANX-26-1).</p>	
<b>SUPPLEMENTAL INFORMATION</b> (List all attached documents)	<p>1. Draft Ordinance</p>	



**ORDINANCE NO. 111725E**

**AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF FISHERS,  
PLACING THE SAME WITHIN THE CORPORATE BOUNDARIES THEREOF,  
AND MAKING THE SAME A PART OF THE CITY OF FISHERS  
(LYNNWOOD HILLS ANNEXATION)**

WHEREAS, certain property owners in the Lynnwood Hills subdivision, located north and east of the intersection of 131<sup>st</sup> Street and Allisonville Road, have signed and filed petitions for annexation, requesting that their property be annexed into the City of Fishers (“City”) and the City has agreed that this area, generally known as “Lynnwood Hills”, should be annexed into the City (the “Lynnwood Hills Annexation Area”);

WHEREAS, Common Council of the City (“City Council”) has determined, in accordance with Ind. Code §36-4-3-5, that over 51% of the non-exempt property owners in the Lynnwood Hills Annexation Area have signed and filed a petition for annexation;

WHEREAS, a legal description and map of the Lynnwood Hills Annexation Area is attached hereto as Exhibit A (“Annexation Territory”);

WHEREAS, where the legal description attached as Exhibit A describes land that is contiguous to a public highway right-of-way that has not previously been annexed, the Annexation Territory shall include the contiguous public highway right-of-way even if it is not described in Exhibit A, except to the extent prohibited by Ind. Code § 36-4-3-1.5(c) or other applicable law;

WHEREAS, where a parcel of property within the Annexation Territory is adjacent to a parcel of property within the existing City limits, the Annexation Territory boundary shall conform to and match the boundary of the existing City limits so long as it does not result in adding or removing parcels of property from the Annexation Territory depicted in Exhibit A;

WHEREAS, the Annexation Territory consists of approximately 77.064 acres, and is contiguous to the existing City limits, in accordance with Ind. Code § 36-4-3-1.5;

WHEREAS, prior to the introduction of this Ordinance, the City provided notice to landowners and conducted three (3) outreach programs in November 2025 to inform citizens regarding the annexation, as required by Ind. Code § 36-4-3-1.7;

WHEREAS, prior to adoption of this Ordinance, the City, by resolution, adopted a written fiscal plan and policy for the provision of services of both a non-capital and capital nature to the Annexation Territory, that meets the requirements of Ind. Code § 36-4-3-3.1 and 13;

WHEREAS, the terms and conditions of this annexation, including the written fiscal plan and policy, are fairly calculated to make the annexation fair and equitable to property owners and residents of the Annexation Territory and of the City;

./

WHEREAS, the City has further determined the Annexation Territory is needed and can be used by the City for its development in the reasonably near future;

WHEREAS, prior to the final adoption of this Ordinance, the City has conducted a public hearing pursuant to proper notice; and

WHEREAS, it is the determination of the Common Council that the annexation set forth herein is appropriate and the Annexation Territory should be annexed to the City of Fishers pursuant to the terms of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, INDIANA, THAT:

**Section 1.** The above recitals, including Exhibit A, are incorporated herein by this reference as though fully set forth herein below.

**Section 2.** In accordance with Ind. Code § 36-4-3 *et seq.*, the Annexation Territory described and depicted in Exhibit A is hereby annexed to the City and thereby included within the City's corporate boundaries pursuant to the terms of this Ordinance.

**Section 3.** The Annexation Territory is assigned to Council District 2.

**Section 4.** The Annexation Territory shall maintain its current zoning classification(s) and designation(s) until such time as the City updates its respective comprehensive plan, zoning ordinance, or zoning map.

**Section 5.** As provided in Ind. Code § 36-4-3-4.1, any real property in the Annexation Territory assessed as agricultural land (under the real property assessment rules and guidelines of the department of local government finance) is exempt from property tax liability under Ind. Code § 6-1.1 for "municipal purposes," and is considered a part of the City for purposes of involuntarily annexing future additional territory, while the property's assessment classification remains agricultural land. As fire protection services are not uniquely a municipal service, the Annexation Territory will continue to pay the applicable fire tax rate (to the extent not otherwise exempt) until reclassified and assessed the full municipal tax rate, if any.

**Section 6.** All prior Ordinances or parts thereof that may be inconsistent with any provision of this Ordinance are hereby superseded. The paragraphs, sentences, words, amendments, and Annexation Territory of this Ordinance are separable, and if a court of competent jurisdiction hereof declares any portion of this Ordinance or the Annexation Territory unconstitutional, invalid, or unenforceable for any reason, such declaration shall not affect the remaining portions of the Annexation Territory or this Ordinance.

**Section 7.** The effective date of this annexation shall be as soon as allowed by law following its adoption, execution, and publication as required by law.

[Signature Page Follows]

ALL OF WHICH IS ORDAINED by the City of Fishers Common Council this 20th day of April, 2026.

**COMMON COUNCIL OF THE CITY OF FISHERS,  
HAMILTON COUNTY, INDIANA**

YAY		NAY	ABSTAIN
	John DeLucia, President		
	Tiffanie Ditlevson Vice President		
	Pete Peterson, Member		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the \_\_\_\_\_ day of \_\_\_\_\_ 2026, at \_\_\_\_\_ p.m.

ATTEST: \_\_\_\_\_  
Jennifer L Kehl, City Clerk



**MAYOR'S APPROVAL**

\_\_\_\_\_  
Scott A. Fadness, Mayor

\_\_\_\_\_  
DATE

**MAYOR'S VETO**

\_\_\_\_\_  
Scott A. Fadness, Mayor

\_\_\_\_\_  
DATE

This instrument is prepared by: Lindsey M. Bennett, Corporation Counsel, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey M. Bennett

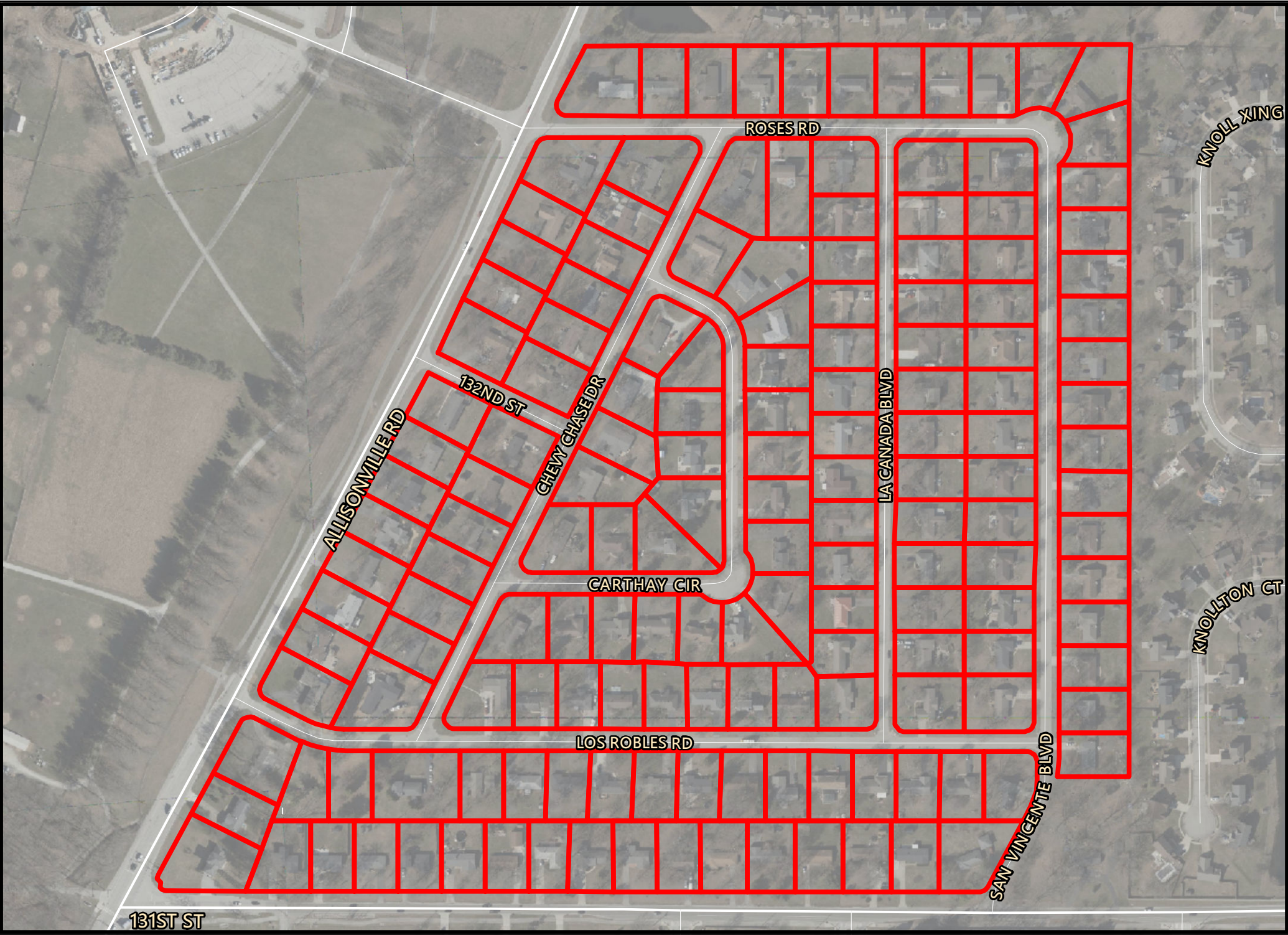
EXHIBIT "A"  
Sheet 1 of 1

**ANNEXATION DESCRIPTION  
CITY OF FISHERS**

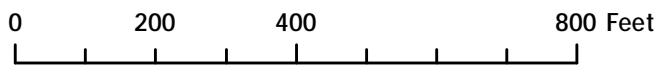
The purpose of the following description is to define the perimeter of the proposed annexation per the information provided by the City of Fishers. This description was prepared without field work and is based on the plat of Lynnwood Hills, Plat Book 2, Pages 98-99, and Ordinance No. 020487 (Instrument No. 8710593), and also Ordinance No. 011822C (Instrument 2022-015839).

Part of the North Half Section 25, Township 18 North, Range 4 East, of the Second Principal Meridian, in Hamilton County, Indiana, described as follows:

Beginning at the Southeast Corner of the Northwest Quarter of Section 25, Township 18 North, Range 4 East; thence North 90 degrees 00 minutes 00 seconds West (assumed bearing), along the South line thereof 1,436.20 feet to the extension of Easterly Right-of-way of Allisonville Road per plat of Lynnwood Hills, Plat Book 2, Pages 98-99, also the Easterly line of Ordinance No. 020487 (Instrument No. 8710593), both in the Office of the Recorder, Hamilton County, Indiana; (the following 3 courses along said right-of-way); 1) thence North 27 degrees 50 minutes 00 seconds East, 1,356.85 feet to a curve to the left, having a radius of 3,423.42 feet, concave northwesterly; 2) thence along said curve 182.24 feet, and subtended by chord bearing of North 26 degrees 18 minutes 30 seconds East, 182.22 feet; 3) thence North 24 degrees 47 minutes 00 seconds East, 672.18 feet to the Northwest corner of Lot 1 in said plat; thence North 89 degrees 26 minutes 00 seconds East, along the North line thereof 1,254.34 feet to the Northeast corner of Lot 11; thence South 00 degrees 10 minutes 00 seconds East, along the East line of said plat, 1,675.00 feet to the Northeast corner of Lot 27, and the Northeast corner of Ordinance No. 011822C (Instrument 2022-015839) also in said office; thence South 89 degrees 50 minutes 00 seconds West, along the North line of said lot and the extension thereof, 211.50 feet to the Westerly Right-of-way of San Vicente Boulevard in said plat, and to a non-tangent curve to the right, having a radius of 278.50 feet, concave westerly; thence along said curve and right-of-way 106.85 feet, and subtended by chord bearing of South 16 degrees 47 minutes 14 seconds West, 106.20 feet; thence South 28 degrees 05 minutes 32 seconds West, along said right-of-way 186.99 feet; thence South 00 degrees 25 minutes 48 seconds East, 40.00 feet to the South line of the Northeast Quarter of said section; thence South 89 degrees 34 minutes 12 seconds West, along said south line 489.08 feet to the point of beginning, containing 77.064 acres, more or less.



# Lynnwood Hills





# Council Action Form

<b>MEETING DATE</b>	April 20, 2026		
<b>TITLE</b>	Request to Approve an Ordinance Annexing Territory to the City of Fishers, Placing the Same within the Corporate Boundaries Thereof and Making the Same a Part of the City of Fishers (Lynnwood Hills Annexation)		
<b>SUBMITTED BY</b>	Name & Title: Lindsey Bennett, Corporation Counsel Department: Law		
<b>MEETING TYPE</b>	<input type="checkbox"/> Work Session <input type="checkbox"/> Executive	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special <input type="checkbox"/> Retreat
<b>AGENDA CLASSIFICATION</b>	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution <input type="checkbox"/> Regular
<b>ORDINANCE/RESOLUTION</b> (New ordinances or resolutions are assigned a new number)	<input type="checkbox"/> 1 <sup>st</sup> Reading	<input checked="" type="checkbox"/> 2 <sup>nd</sup> Reading	<input type="checkbox"/> Public Hearing <input checked="" type="checkbox"/> 3 <sup>rd</sup> Reading <input checked="" type="checkbox"/> Final Reading
	Ordinance #: 111725E		Resolution #:
<b>CONTRACTS</b> (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u> )	<input type="checkbox"/> Contract <b>required</b> for this item		<input type="checkbox"/> Signed copy of contract attached
	X Seeking award or other scenario & <b>will provide contract</b> at a later date		<input type="checkbox"/> <b>No contract</b> for this item
	<input type="checkbox"/> Contract <b>over</b> \$50,000  Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services
<b>HAMILTON COUNTY</b> (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document <b>must</b> be recorded with the County Recorder's Office		<input type="checkbox"/> Document <b>does not need</b> recorded with the County Recorder's Office
	<input type="checkbox"/> Wait 31 days <b>prior to</b> filing with the County Recorders' Office		

<b>APPROVALS/REVIEWS</b>	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office	
	<input type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee	
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee	
	<input checked="" type="checkbox"/> Mayor	<input type="checkbox"/> Other:	
	Legal Review – Lindsey Bennett		
<b>BACKGROUND</b> (Includes description, background, and justification)	<p>The City seeks to annex approximately 77.064 acres located in Lynnwood Hills subdivision near 131<sup>st</sup> &amp; Allisonville. Over 51% of property owners in Lynnwood Hills have signed and filed remonstrance waiver and petitions for annexation requesting that the City annex the subdivision as part of a septic elimination/sewer connection project, making this a voluntary annexation under Ind. Code §36-4-8-5.</p> <p>The sewer connection project will be primarily funded through a grant from Indiana Finance Authority, and each property owner will be responsible for approximately \$10,000. The sewer project should be completed in spring 2027.</p> <p>The City held three (3) public meetings in November 2025, as required by Indiana law. The Council introduced this ordinance and adopted the Fiscal Plan in November 2025 (R111725F).</p> <p>Following introduction of this ordinance in November 2025, the City published notice of the public hearing set for today on December 15, 2025, and sent notice to all owners in the Lynnwood Hills Annexation Area of the public hearing that was held on February 23, 2026, at the regular Council meeting.</p> <p>Pursuant to Ind. Code §36-4-3-2.1, the annexation ordinance may be adopted thirty to sixty days after the public hearing and so the ordinance is eligible to be adopted at this Council meeting (56 days after the public hearing). Following adoption of the ordinance and upon publication of notice, a 90 day remonstrance period will be begin.</p>		
	<b>BUDGETING AND FINANCIAL IMPACT</b> (Includes project costs and funding sources)	Budgeted \$:	
		Expenditure \$:	
		Source of Funds:	
		Additional Appropriation #:	
<b>Narrative:</b>			
<b>OPTIONS</b> (Include <i>Deny Approval</i> Option)	1.	Approve	
	2.	Reject	
	3.		
	4.		
<b>PROJECT TIMELINE</b>			
<b>STAFF RECOMMENDATION</b> (Board reserves the right to accept or deny recommendations)			

**SUPPLEMENTAL  
INFORMATION**  
(List all attached documents)